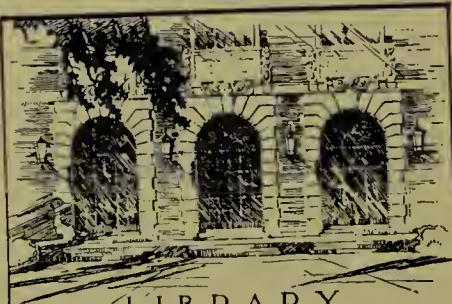




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NEW

v. 39

no. 27-52

MINUTES

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on December 14, 1954, as they appeared in Bulletin No. 51, Vol. 39, are hereby corrected to read as follows:

528-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis D. Cohen and Augusta Geller, owners, Socony-Vacuum Oil Company, lessee.

SUBJECT—Application July 22, 1954 (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, to include lubritorium, car wash, motor vehicle repairs, storage and office, and the parking and storage of motor vehicles; and to install an open truck pit and to add four 550 gallon gasoline tanks and an additional dispensing pump; and to remove the existing dividing wall between the gasoline service station and the parking lot.

PREMISES AFFECTED—164-178 4th avenue and 340-344 Douglass street, southwest corner, Block 420, Lots 37 and 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 14, 1954 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on December 14, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 4th avenue are in a business use, B area, class 1½ height district; Douglass street is in business and unrestricted use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 21, 1954 acting on Alt. Applic. 1603-54, reads:

"1. The extension of an existing gasoline station and the change in use from gasoline service station, lubritorium, car washing, stores, office, toilets and store room and parking of cars, awaiting service to—gasoline service station, lubritorium, car washing, stores, toilets, store room, minor auto repairs, parking & storage of motor vehicles and storage of non-combustibles, on premises located within a business use district, is contrary to Art. II Sect. 4a, 29 & 46 of the zone resolution. No. 528-37-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 160 ft. frontage by 58 ft. in depth, on which is located a gas station on a plot having a frontage of 90 ft. on 4th avenue and 58 ft. on Douglass street, consisting of four 550 gallon gas tanks, four dispensing pumps and a one story accessory building of class 3 construction, having a frontage of 60 ft. and a depth of 25 ft. 6 in., and now being used for lubritorium, minor auto repairs, car wash and store; that the remaining open westerly part of the premises is now being used for parking and storage of motor vehicles; and

WHEREAS, the applicant further states that it is proposed to maintain the present use of gas station, lubritorium, car wash, motor vehicle repairs, storage and parking, and storage of motor vehicles; that is also proposed to install an open truck pit, add four new 550 gallon gas tanks, relocate

and add new gasoline pumps to a total of six, set 10 ft. back of the 4th avenue building line; that it is further proposed to remove the existing dividing wall between the gas station and the parking lot and extend the gas station to the final plot size of 160 ft. on the westerly side of 4th avenue, thence southerly 100 ft., thence northerly 100 ft., thence easterly 42 ft., thence northerly 60 ft. and thence easterly along Douglass street 58 ft.; and

WHEREAS, the applicant states that the original gas station, having a frontage of 100 ft. and a depth of 100 ft., located on the west side of 4th avenue 60 ft. south of Douglass street, was erected under N.B. Applic. 5204 of 1924; that the present gas station, having a frontage of 90 ft. on 4th avenue and a depth of 58 ft. on Douglass street, was erected under Alt. Applic. 17650 of 1937, under Cal. No. 528-37-BZ; that certificate of occupancy No. 89707 was issued on October 20, 1938 for garage for more than five cars, gasoline station, lubritorium, auto laundry on the 1st floor and storage of non-combustibles on the mezzanine; that the remainder of the property, having a frontage of 70 ft. on 4th avenue, a depth of 100 ft. on the southerly lot line and located on the westerly side of 4th avenue, 90 ft. south of Douglass street, has a permit for parking and storage of more than five motor vehicles and sales and display of used cars, and was installed under Alt. Applic. 3995 of 1940; that certificate of occupancy No. 125922 was issued for this use; and

WHEREAS, the applicant contends that inasmuch as the present gas station is a legal use and as its extension to the south will be on property heretofore approved for gas station use under N.B. 5204 of 1924, the community will not be affected; that the gas station has been in use since 1924 and has therefore shown the need for this service and its extension will allow a more complete and efficient service; that 4th avenue is a main auto lane leading across Brooklyn and as such the present gas station and its extension are entirely in keeping at this point; that within the affected area, block 427, lot 38 is developed with a non-conforming use of auto repair shop and all of the premises within the affected area more than 100 ft. west of 4th avenue is in an unrestricted zone and said premises have been developed with uses appropriate to said zone; that with an unrestricted zone directly adjoining the site to the west, the proposed rehabilitation and extension of the present gas station is entirely in keeping; and

WHEREAS, the applicant states that the present owner has held title to the property since September 29, 1953; that the assessed valuation of land is \$63,500 and of the building \$24,000 making a total of \$87,500; that the building was erected 1924.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 5, 1938, as thereafter amended by resolution adopted May 24, 1938, by adding thereto:

"that in the event the owner desires to extend the premises by the addition of rear portion of lot 40, substantially as proposed and as indicated on plans filed with this application, marked 'Received July 22, 1954' (4 sheets), such extension of area and the use proposed may be permitted, under section 7c, as shown on plans filed with this application marked 'Received July 22, 1954' (4 sheets), on condition that the resolutions above cited shall be complied with and that on the interior lot lines where walls of adjoining buildings do not occur, there shall be erected and maintained a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height; that the additional space proposed to be used shall be paved with concrete or asphaltic paving; that suitable bumpers shall be maintained at all points where parking is proposed and herein permitted; that under section 7i there may be repairs to motor vehicles with hand tools only, maintained solely within the existing building and only for minor adjustments; that the open greasing lift may be constructed in the location shown on such plans; that the number of gasoline storage tanks may be increased by four 550 gallon approved gasoline tanks;

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MINUTES

and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

* Correction—The words "greasing pit" changed to "greasing lift" as indicated in the resolution in italics.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on December 14, 1954, as they appeared in Bulletin No. 51, Vol. 39, are hereby* corrected to read as follows:

587-54-A

APPLICANT—Kenneth W. Milnes, for Peter and Rosaria D'Arrigo, owners.

SUBJECT—Application June 30, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—145 Clove road, east side, 126.31 ft. south of Richmond Terrace, Block 202, Lot 27, West Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated June 23, 1954, on Alt. App. 260/52, reads:

"1. No factory shall be conducted in a building erected before Oct. 1st, 1913 and not occupied or used as a factory building on July 1st, 1948 unless such building conforms to the requirements of Section 270-Section 271 of the Labor Law.

2. Exits do not comply with Section 270 of the Labor Law in the following respects—

Stairways are not 44 inches wide throughout their length and are more than 12'-6" in height between successive landings.

Present width of stair is 38 inches wide.

Present height between landings is 13'-4 inches."

and

WHEREAS, the applicant states the building is 3 stories, 50 ft. 2 in. in height, 25 ft. 3½ in. front by 103 ft. in depth, of fireproof construction, erected in 1903 on a lot 52.39 ft. front by 125.23 ft. in depth, in a business use, C area and residence use, E area, Class 1¼ height districts and used since January 1954: Cellar—storage and boiler room, 1 per-

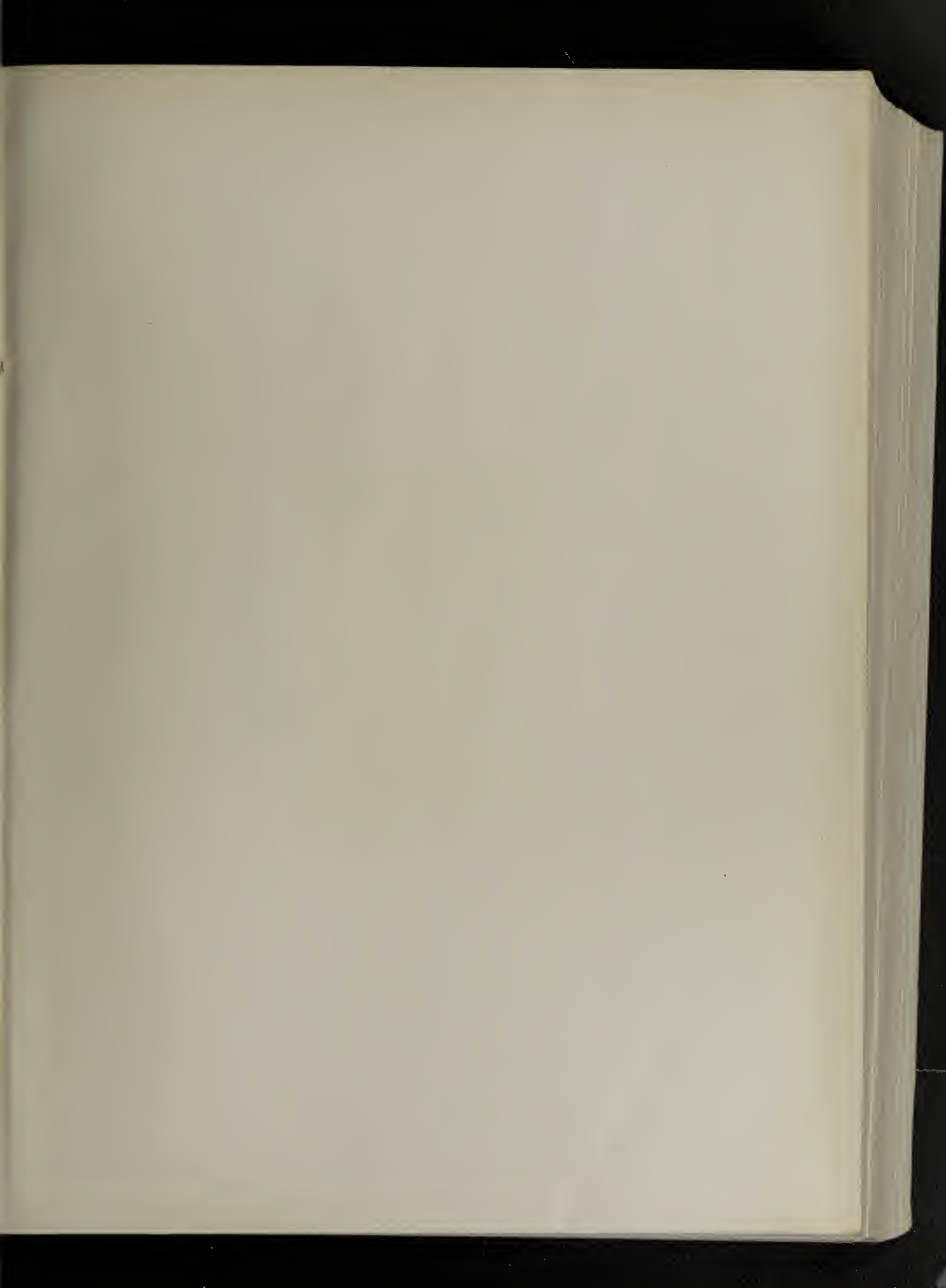
son; 1st floor—store and offices, 4 persons; 2nd floor—dress-making, 25 persons; 3rd floor—office and restroom, 5 persons; no change in use or occupancy is now proposed. The building is provided with one 35 in. wide interior steel and marble stairs, masonry enclosed, equipped with fireproof, self-closing doors, leading direct to street and provided with ladder and scuttle to roof, and one fire escape on rear extending to roof by stair and to yard by stair with egress to street through open yard at side of building; and

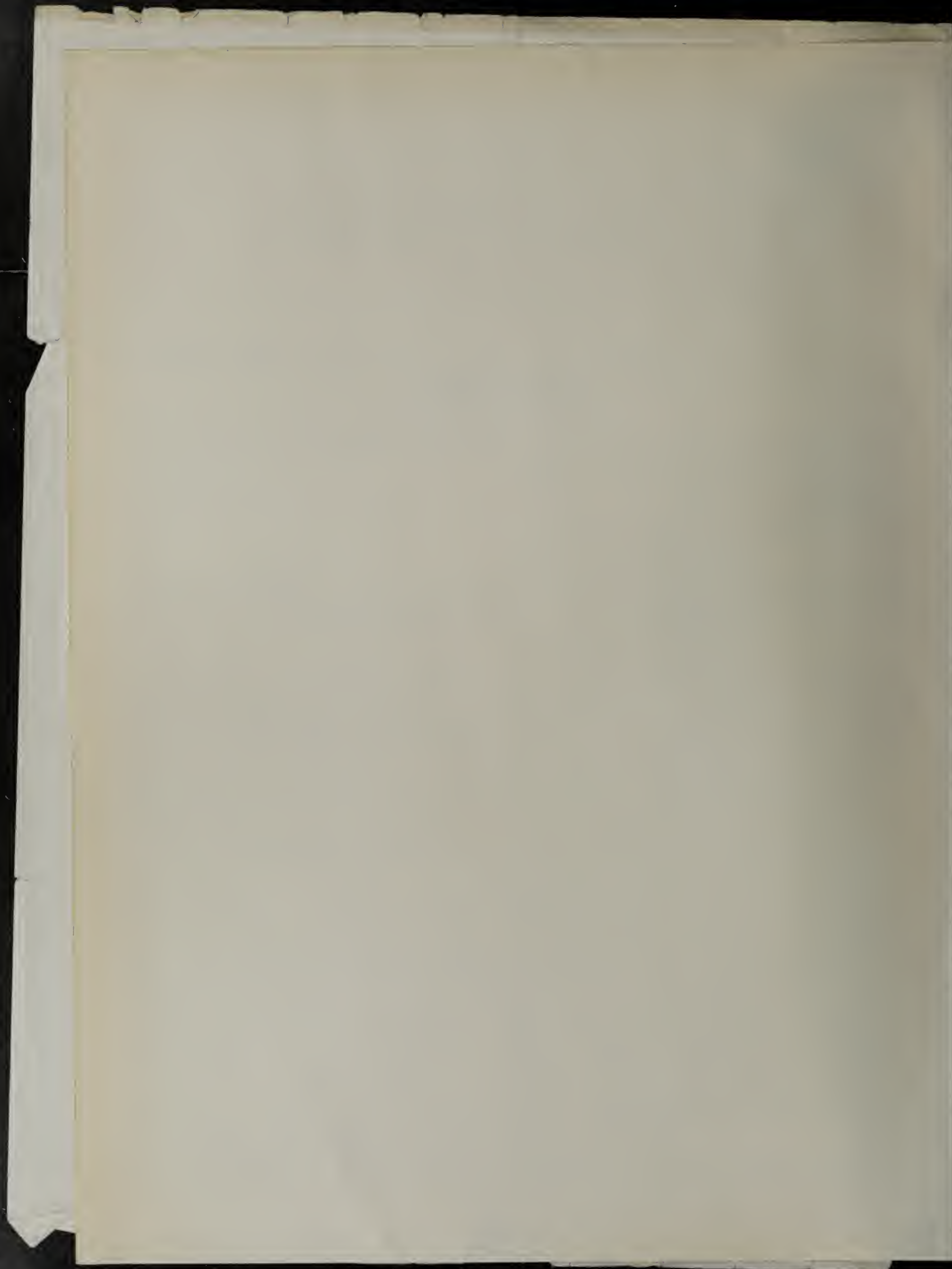
WHEREAS, the applicant states that under Cal. No. 166-53-BZ the Board granted a variance of the Zoning Resolution to permit this building to be used for factory purposes; that as there was no construction work to be done, application was made for a certificate of occupancy resulting in the above decision; and

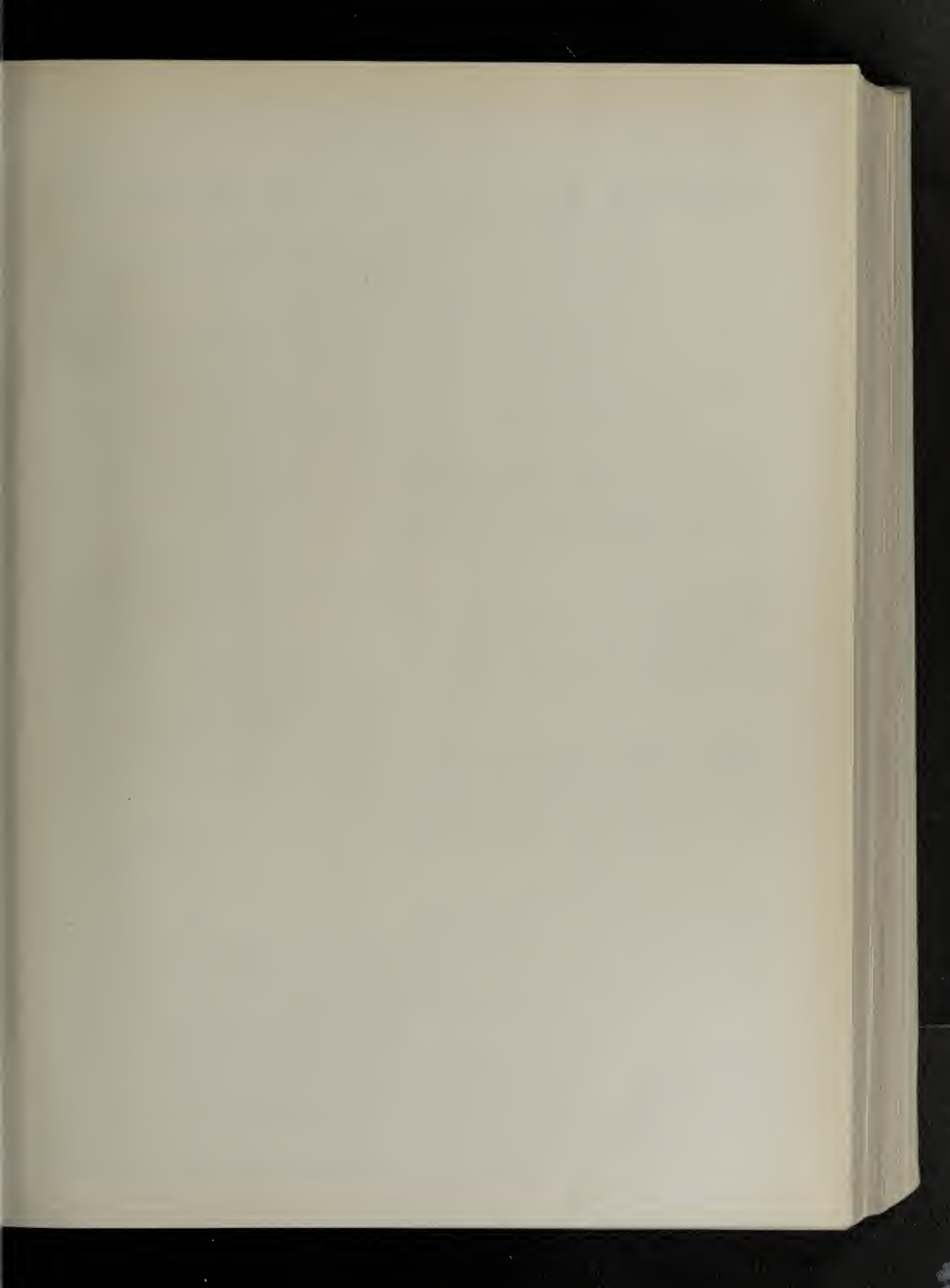
WHEREAS, the applicant contends the stairs are actually 38 in. in overall width and 35 in. between handrails, as against the required 44 in. and 40½ inches; that this objection should have been given to the architect at the same time as the zoning objection so that both applications could be determined at the same time; that the architect failed to show the exact width of the stairs; that the building is 100% fireproof construction; that existing stairs are steel with marble treads; that the height between the first and second floor exceeds the required minimum by 10 inches, being 13 ft. 4 in. instead of 12 ft. 6 inches; that the existing stairs comply with the Administrative Code; that due to the existing width of stairhalls, it will be impossible to make each flight of stairs comply with the 44 in. requirements without ripping out interior partitions and destroying the existing steel stairs.

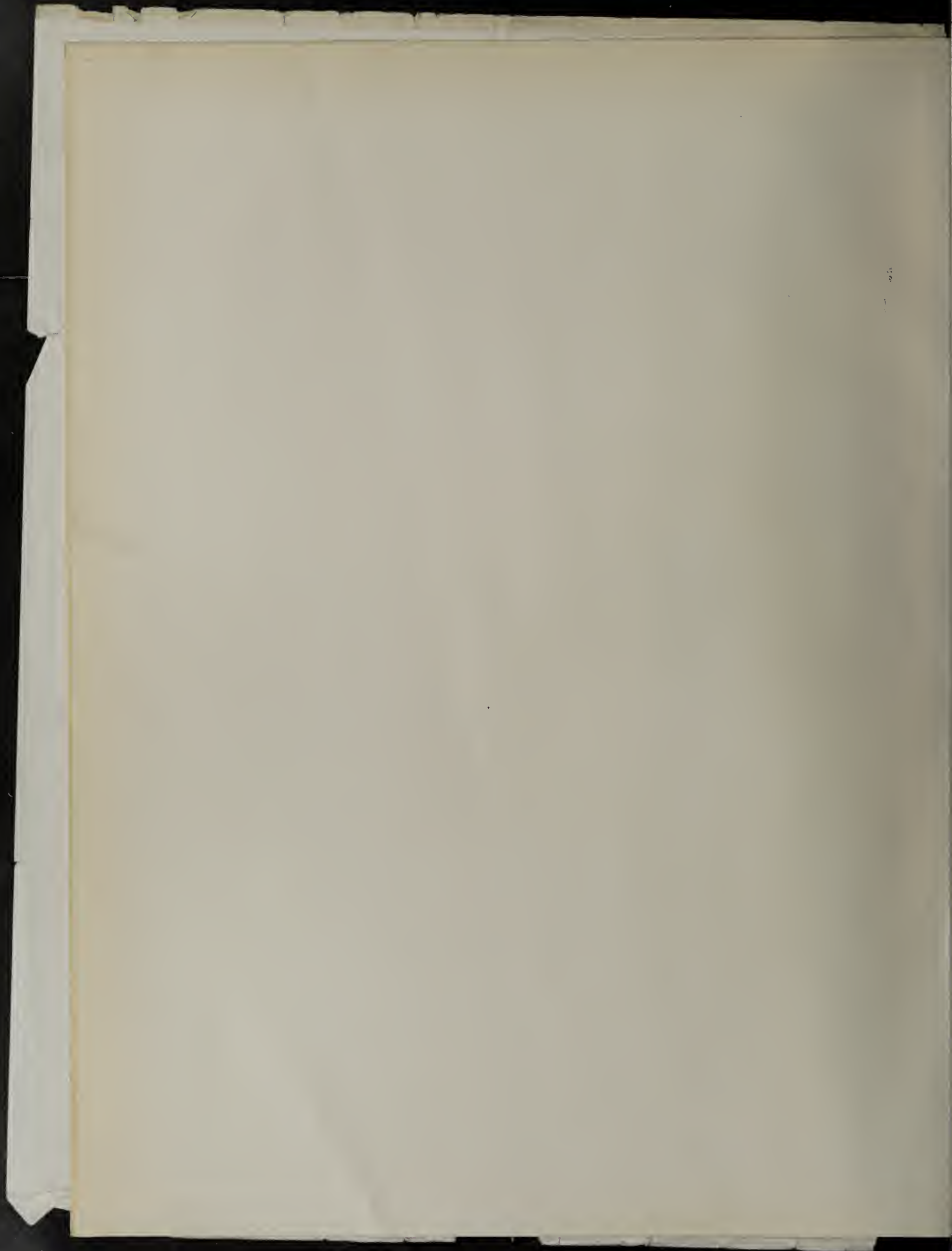
Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 260/52, Objections 1 and 2, and that the appeal be and it hereby is granted on condition that the building shall not be increased in height or area and in all other respects shall comply with the requirements of the Building Code; that the existing exits as proposed and as indicated on plans filed with this appeal, marked "Received June 30, 1954" (3 sheets) shall be maintained; that such exits shall consist of a primary means of exit consisting of an interior stair leading to the street; that such stair shall be steel with slate or marble treads, as proposed, and enclosed in approved partitions; that the second means of exit shall consist of a rear fire stair as previously accepted by the Fire Department for former occupancy as a telephone exchange, exit from which shall be through a side yard to Clove Road; and that the requirements of the resolution adopted by the Board under Cal. No. 166-53-BZ on January 5, 1954 as amended this day as to extension of time to complete shall be complied with in all other respects.

* Correction—That portion of the resolution relating to the interior stairway, changed so as to omit the words "to the roof, of the widths shown".









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BULLETIN

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CITY OF NEW YORK

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No. 27

DIRECTORY

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PETITIONS AND CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On June 22, 1954, Copy of Petition and Order of Certiorari was served on the Board by Rubinton & Coleman, attorneys for Sam Rosenberg, owner, seeking a review of the Board's determination on May 18, 1954, denying application under Section 7e of the Zoning Resolution, to permit for a term of fifteen years in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and an office, and to permit the parking of cars waiting to be serviced; Cal. No. 676-51-BZ; Vol. II; Premises 159-16 Union Turnpike and 80-02 to 80-12—160th Street, Southwest corner, Jamaica, Borough of Queens.

On June 25, 1954, Copy of Petition and Order of Certiorari was served on the Board by Max M. Lome, attorney for petitioners—Laurelton Civic Assn., Inc., Jack and Hilda Drucker and Julius Laderburg, objectors, seeking a review of the Board's determination on May 25, 1954, granting a variance under Section 7f of the Zoning Resolution, for a term of fifteen years, permitting in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto wash (non-automatic), sale and storage of accessories and office, also to permit parking of cars waiting to be serviced; Cal. No. 673-49-BZ, Vol. II; Premises 223-09 to 223-19 Merrick Boulevard, 113-30 to 133-38—224th Street, Laurelton, Borough of Queens.

On June 30, 1954, Copy of Petition and Order of Certiorari was served on the Board by Sydney S. Levine, attorney for petitioners and owners, Bellnord Associates, Inc., seeking a review of the Board's denial of their application on May 25, 1954, under Section 7, subdivision e, of the Zoning Resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district the erection of a gasoline service station, lubritorium, car wash, parts department and office, also the parking and storage of cars, for a term of fifteen years; (previously, a similar application was denied under Sections 7c and 7A); Cal. No. 736-51-BZ, Vol. II; Premises 147-10 Northern Boulevard, 37-01 to 37-09—147th Street, southeast corner, Flushing, Borough of Queens.

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Matter of Astor Village Taxpayers, Inc. vs. Board:—On January 29, 1954, the Board affirmed the decision of the Borough Superintendent, refusing to revoke Permit #1981, issued on N. B. 1103-1953, and denied appeal from said decision for revocation of permit issued for the erection of a Multiple Dwelling located in a residence use, E-1 area district, said Permit having been issued prior to the effective date of change of zone of said plot; Cal. No. 823-53-A; Premises Northwest Corner of Pelham Parkway North and Hering Avenue, Borough of The Bronx.

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490-54-A—H.B.M.—176 Park Row, north side, 78 ft. 7 in. east of Baxter street, Block 161, Lot 12, Borough of Manhattan, Alt. 96-54—re fire escape not acceptable as 2nd means of egress.

491-54-A—H.B.M.—3 and 5 Waverly place, north side, 100 ft. west of Broadway, Block 548, Lot 68, Borough of Manhattan, B.N. 1406-54—re two means of egress from each floor, etc.

492-54-A—H.B.M.—1441-1445 Broadway, southwest corner of West 41st street and 569-579 7th avenue, Block 993, Lot 55, Borough of Manhattan, Alt. 211-54—re two 3 ft. 8 in. enclosed stairways through fireproof passageways required, etc.

493-54-A—F.D.—142 West 23rd street, south side, 350.2 ft. east of 7th avenue, Block 798, Lot 66, Borough of Manhattan, Order No. 95214-LC—re fuel oil storage.

494-54-A—H.B.Bx.—3048 Park avenue, east side, 103.12 ft. north of East 156th street, Block 2416, Lot 66, Borough of The Bronx, Amendment to Alt. 122-54—re change in occupancy from public garage to manufacturing use.

495-54-A—H.B.M.—600-612 West 58th street, and 847-855 11th avenue, southwest corner, Block 1105, Lot 36, Borough of Manhattan, Amendment to Elev. 410-53—re area of elevator not to exceed 80 sq. ft., etc.

496-54-BZ—H.B.B.—1959 Flatbush avenue, east side, 20 ft. north of Lott place, Block 7820, Lot 48, Borough of Brooklyn, Alt. 1648-54—re area—new extension excessive for business use C area district.

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498-54-SA—Fulton Gas-Fired Boiler Unit, manufactured by Fulton Boiler Works, Inc., Appliance.

499-54-SA—Fulton Oil-Fired Boiler Unit, manufactured by Fulton Boiler Works, Inc., Appliance.

500-54-SM—Randomwood (wall covering), manufactured by United States Plywood Corp., Material.

501-54-SA—Ross Fuel Oil Preheater, Type EF, manufactured by Kewanee-Ross Corp., Ross Heater Division, Appliance.

502-54-A—H.B.Q.—150-47, 150-49 Hillside avenue, north side, 470 ft. east of 150th street, 2nd floor, Block 9706, Lot 78, Jamaica, Borough of Queens, Alt. 1114-54—re provide two enclosed exits, etc.

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504-54-A—H.B.Q.—85-06 94th street, north side, 120 ft. west of 85th drive, Block 8886, Lot 61, Woodhaven, Borough of Queens, Alt. 2031-53—re living quarters attic rooms.

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511-54-SA—GE Electric Dishwasher, Models SE-120, UC-120, SE-40, SU-60 and SE-60, manufactured by General Electric Co., Appliance.

512-54-BZ—H.B.M.—21-23 Coenties slip, west side, 30.2 ft. south of Front street, Block 5, Lots 17 and 18—now Lot 17, Borough of Manhattan, Amendment to Alt. 1834-53.

513-54-BZ—H.B.Q.—118-77 Francis Lewis boulevard, northeast corner of 119th avenue, Block 12754, Lot 44, St. Albans, Borough of Queens, N.B. 2115-53—re southwest corner of building encroaches upon required 15 ft. offset of a front wall.

514-54-BZ—H.B.M.—462-472 West 22nd street, south side, 100 ft. east of 10th avenue, Block 719, Lots 77-81, inclusive, Borough of Manhattan, Alt. 528-54—re parking lot for more than five motor vehicles.

515-54-BZ—H.B.B.—798-812 Schenck avenue, west side, 185 ft. south of Linden boulevard, Block 4354, Lots 16, 17 and 20, Borough of Brooklyn, Alt. 2029-54—re parking and storage of motor vehicles.

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236-38-SM—Sheetrock Pyrofill Slab Construction (reopened for amendment as to use of fire retarded form boards and to permit greater area), manufactured by United States Gypsum Company, Material.

571-41-BZ—H.B.Q.—26-02 to 26-08 Seagirt avenue, north side, from Beach 26th street to Beach 27th street, 201-209 Beach 26th street and 202-212 Beach 27th street, Block 280, Lots 16 and 19, Far Rockaway, Borough of Queens, Misc. 4658-41.

802-41-BZ—H.B.Q.—219 Beach 26th street, west side, 100 ft. south of Edgemere avenue and 220 Beach 27th street, Block 280, Lot 10, Edgemere, Borough of Queens, Misc. 3345-48.

309-46-SA—Wayne Oil Burner, Model (reopened for report as to additional trade name), manufactured by Wayne Home Equipment Co., Inc., Appliance.

559-50-SM—Vol. II—Fenestra Building Panels, Types D and AD (with 3 hour fire-resistive rating); (reopened for report and test if required as to minor change in design), manufactured by Detroit Steel Products Co., Material.

19-26-BZ—Vol. V—H.B.B.—1655-1665 St. Marks avenue, north side, 133.67 ft. west of Rockaway avenue, Block 1454, Lots 54 and 58, Borough of Brooklyn, Alt. 4535-53.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JULY 7, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Wednesday morning, July 7, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.
OWNER OF PREMISES—Burndy Engineering Co., Inc.
SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re vocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

905-53-BZ

APPLICANT—Paul Trapani, for John Missali, owner.
SUBJECT—Application December 23, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the maintenance of an existing one story structure as a commercial building (manufacturing).

PREMISES AFFECTED—900-900A East 213 street, southeast corner of Bronxwood avenue (Block 4683, Lot 49), Borough of The Bronx.

Laid over from June 8, 1954, to July 7, 1954, for inspection and decision without further argument; hearing closed.

711-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; for a term of fifteen years.

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue; 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

Laid over from May 18, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed. Applicant to file corrected area plan; then to June 15, 1954, for inspection and decision; hearing previously closed; then to June 22, 1954, for inspection and decision without further

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argument; hearing previously closed; then to July 7, 1954, for further consideration and decision. The premises have been inspected by a Committee of the Board.

712-53-A

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953—filed pursuant to section 35, General City Law re premises located in bed of mapped street.

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue, 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

383-48-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application reopened June 16, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and business use district, the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—2755 Williamsbridge road, northwest corner of Boston road (Block 4515, Lot 13), Borough of The Bronx.

Laid over from June 22, 1954, to July 7, 1954, for inspection and decision; hearing closed.

944-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Charles J. Bensley, owner.

SUBJECT—Application December 21, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district, the demolition of existing buildings, and the reconstruction of existing gasoline service station to include lubritorium, car washing, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2400-2410 East Tremont avenue and 1780-1790 Castle Hill avenue, southeast corner (Block 3998, Lot 18), Borough of The Bronx.

Laid over from June 22, 1954, to July 7, 1954, for inspection and decision without further argument; applicant to file drawing.

60-54-BZ

APPLICANT—Charles Costa, owner.

SUBJECT—Application January 28, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs, and to permit the parking of motor vehicles waiting service, for a term of fifteen years.

PREMISES AFFECTED—904 Burke avenue, southeast corner of Bronxwood avenue (Block 4574, Lots 25 and 29), Borough of The Bronx.

Laid over from June 22, 1954, to July 7, 1954, for inspection and decision without further argument; hearing closed.

68-54-BZ

APPLICANT—Julius Bleich, for Gean and Orlando Patti, owners.

SUBJECT—Application February 1, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, El area district, the change in occupancy from one family dwelling and one car garage to two family dwelling and one car garage without the required side yards, and with porch nearer to street line than is permitted.

PREMISES AFFECTED—1518 Bantam avenue, south side, 191.26 ft. east of Eastchester road (Block 4534, Lot 103), Borough of The Bronx.

Laid over from June 22, 1954, to July 7, 1954, for inspection and decision without further argument; hearing closed.

246-50-BZ—Vol. III

APPLICANT—Paul Friedman, for Shorewood Realty Corp., owner.

SUBJECT—Application reopened March 16, 1954, as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a one story commercial building (stores).

PREMISES AFFECTED—114-01 to 114-15 Springfield boulevard, southeast corner of 114th avenue (Block 11234, Lot 101), St. Albans, Borough of Queens.

Laid over from June 8, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed; then to July 7, 1954, for full vote of the Board.

1105-41-BZ—Vol. II

APPLICANT—A. H. Salkowitz, for Cord Meyer Company, owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service and selling station, lubritorium, car washing, motor vehicle repairs, automobile sales and showroom, and office; and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—91-20 Roosevelt avenue, southeast corner of Benham street (Block 1550, Lot 10), Jackson Heights, Borough of Queens.

Laid over from June 8, 1954, to June 29, 1954, for inspection and decision; applicant to file revised plans; hearing closed; then to July 7, 1954, for vote of the full Board.

769-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Phyllis Bernstein, owner.

SUBJECT—Application October 26, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, car-wash, lubritorium, auto showroom, motor vehicle repairs, painting and spraying, wheel alignment, brake testing, accessory sales and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—102-25 Atlantic avenue and 93-10 to 93-16 104th street, northwest corner (Block 9310, Lot 19), Richmond Hill, Borough of Queens.

Laid over from May 11, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed; then to June 22, 1954, at request of applicant—applicant to advise Board more fully as to proposed tenant; then to June 29, 1954, for applicant to submit letter as to lessee, term of lease and rental; hearing previously closed; then to July 7, 1954, for full vote of the Board.

6-54-BZ

APPLICANT—Samuel Carr, for Lefsil Realty Co., owner.

SUBJECT—Application January 7, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district the erection and maintenance of a business building (manufacturing, storage, showroom and office), using more than the area permitted.

PREMISES AFFECTED—52-19 58th street, northeast corner of 52nd road (Block 2347, Lot 45, Woodside, Borough of Queens.

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Laid over from May 25, 1954, to June 15, 1954, for inspection and decision without further argument; hearing closed; then to June 22, 1954, for inspection and decision without further argument; hearing closed; then to June 29, 1954, for applicant to file letter as to proposed tenants and the proposed type of occupancy; no further argument; then to July 7, 1954, for applicant to submit plan showing portion of premises proposed for manufacturing use.

395-31-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for C. J. H. Realty Corp., owner.

SUBJECT—Application reopened April 27, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, and 7h of the zoning resolution, to permit in a residence and local retail use district the use of premises for motor vehicle repair shop, garage for more than five motor vehicles, ramp, auto sales room, office, fender repairs, storage of cars to be serviced, minor adjustments and repairs; and for the display and sale of light merchandise and incidental factory work on second floor, and to permit the parking and storage of cars on unbuilt upon portion of plot waiting to be serviced.

PREMISES AFFECTED—226-18 Merrick boulevard and 134-02 227th street, southwest corner and 134-13 226th street, Block 13107, Lots 17, 23, 25 and 28, Laurelton, Borough of Queens.

89-38-BZ—Vol. III

APPLICANT—Herman Kron, for I. T. Flatto, owner.

SUBJECT—Application reopened February 2, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 21 and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use, C area district the extension and conversion of existing areas, using more than the area permitted, to garage for more than five motor vehicles, with business entrances nearer to residence use district than is permitted.

PREMISES AFFECTED—1656-1682 Palmetto street and 714 Cypress avenue, southeast corner, Block 3449, Lot 6, Ridgewood, Borough of Queens.

299-54-A

APPLICANT—Herman Kron, for I. T. Flatto, owner.

SUBJECT—Application April 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—343 St. Nicholas avenue, 714 Cypress avenue and 1656-1682 Palmetto street, southeast corner of Cypress avenue (Block 3449, Lot 6), Ridgewood, Borough of Queens.

915-40-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Myer Fish, owner.

SUBJECT—Application reopened November 4, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension in area of existing gasoline service station, to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—639-643 4th avenue and 170-178 19th street, southeast corner, Block 637, Lots 6 and 7, Borough of Brooklyn.

276-49-BZ—Vol. III

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo, owner.

SUBJECT—Application reopened April 6, 1954 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—89-91 Madison street, north

side, 277 ft. east of Catherine street, Block 277, Lots 8 and 9, Borough of Manhattan.

889-52-BZ

APPLICANT—A. L. Andujar, for The Texas Co., owner.

SUBJECT—Application December 19, 1952—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district the extension in use and area of existing gasoline service station, grease pits, tire and battery service, and auto laundry, to gasoline service station, lubritorium, auto laundry (non automatic), motor vehicle repairs and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—35-26 to 35-40 Union street and 137-89 Northern boulevard, northwest corner, Block 4961, Lots 1 and 26, Flushing, Borough of Queens.

551-53-BZ

APPLICANT—George P. Ames, for Joseph F. Lynch, owner.

SUBJECT—Application July 16, 1953—re (decision of the borough superintendent), under sections 7i, 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, brake, battery and tire storage and service, motor vehicle repairs and to permit the parking of customers' cars waiting for service.

PREMISES AFFECTED—25-16 Francis Lewis boulevard, southwest corner of Bayside lane and 166-09 25th drive, northwest corner of Francis Lewis boulevard, Block 4914, Lot 12, Flushing, Borough of Queens.

131-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station and store, to include lubritorium, car wash, motor vehicle repair shop, store and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

7-54-BZ

APPLICANT—Burke, Green and Groh, for Turnby Building Corp., owner.

SUBJECT—Application January 8, 1954—re (decision of the borough superintendent) under sections 7h and 7A of the zoning resolution, to permit in a residence use district portion of a plot located in a local retail and residence use district the parking and storage of motor vehicles for patrons of building (stores) under construction (no fee to be charged), with an entrance nearer to residence use district than is permitted.

PREMISES AFFECTED—24-07 to 24-17 150th street, east side, from 24th road to Willets Point boulevard; 150-01 to 150-17 24th road and 150-02 to 150-10 Willets Point boulevard, Block 4695, Lot 1, Whitestone, Borough of Queens.

109-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bakery Products Realty Corp., owner.

SUBJECT—Application February 16, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy of existing structure from private garage to motor vehicle repair shop for owner's motor vehicles, and to permit the erection and maintenance of a gasoline service station (for use of owner only), and to permit the parking and storage of employees' and owner's motor

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vehicles on unbuilt upon portion of plot (no fee to be charged).

PREMISES AFFECTED—1173-1181 Madison street, north side, 250 ft. east of Central avenue, Block 3360, Lots 46, 47 and 48, Borough of Brooklyn.

122-54-BZ

APPLICANT—Dominick Salvati and Son, for Charles Modica, owner.

SUBJECT—Application February 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district the erection and maintenance of stores, using more than the area permitted.

PREMISES AFFECTED—2156-2172 Coyle street, west side, 100 ft. north of Avenue V, Block 7367, Lot 29, Borough of Brooklyn.

135-54-BZ

APPLICANT—Burke, Green and Groh, for William H. Tator, owner.

SUBJECT—Application February 17, 1954—re (decision of borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from dwelling to funeral parlor and dwelling, with parking space for visitors' cars on unbuilt upon portion of lot (no fee to be charged).

PREMISES AFFECTED—143-35 Farmers boulevard, northeast corner of 144th avenue, Block 13074, Lot 1, Springfield Gardens, Borough of Queens.

136-54-A

APPLICANT—Burke, Green and Groh, for William H. Tator, owner.

SUBJECT—Application February 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—143-35 Farmers boulevard, northeast corner of 144th avenue, Block 13074, Lot 1, Springfield Gardens, Borough of Queens.

163-54-BZ

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo, owner.

SUBJECT—Application March 8, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—34 Henry street, south side, 220 ft. east of Catherine street, Block 277, Lot 41, Borough of Manhattan.

168-54-BZ

APPLICANT—Harry A. Yarish, for A. A. B. Holding Corp., owner.

SUBJECT—Application March 10, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from stores and motion picture theatre to stores and public market.

PREMISES AFFECTED—799-805 Washington avenue and 411 Lincoln place, southeast corner, Block 1180, Lot 6, Borough of Brooklyn.

169-54-A

APPLICANT—Harry A. Yarish, for A.A.B. Holding Corp., owner.

SUBJECT—Application March 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—799-805 Washington avenue and 411 Lincoln place, southeast corner (Block 1180, Lot 6), Borough of Brooklyn.

196-54-BZ

APPLICANT—Lama, Proskauer and Prober, for West 45th Street Garage Corp., owner.

SUBJECT—Application March 12, 1954—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use, B area district for a term of twenty-five years the erection and maintenance of a storage garage without the required rear yard.

PREMISES AFFECTED—251-257 West 45th street, north side, 150 ft. east of 8th avenue and 254 West 46th street, Block 1017, Lots 7 and 157, Borough of Manhattan.

228-54-BZ

APPLICANT—Michael L. Radoslovich, for Board of Education, City of New York, owner.

SUBJECT—Application April 1, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district the erection and maintenance of an extension to existing public school without the required setback from street line.

PREMISES AFFECTED—251-11 Weller avenue, northeast corner of 253rd street, Block 13578, Lot 1, Rosedale, Borough of Queens.

234-41-BZ

APPLICANT—Gulf Oil Corporation, owner.

SUBJECT—Application reopened June 15, 1954 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitted in a business use district the alteration and reconstruction of a gasoline service station.

PREMISES AFFECTED—2001-2013 Broadway, west side, from West 68th to West 69th streets, 151-155 West 68th street and 166-178 West 69th street, Block 1140, part of Lots 4, 5, 7, 10, 14, 55 and 58, Borough of Manhattan.

276-51-BZ

APPLICANT—Max Horn, for John White, owner.

SUBJECT—Application reopened June 15, 1954 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—166-03, 166-15, 166-19 Baisley boulevard, north side, from 166th to 167th streets, 120-37 to 120-75 166th street and 120-48 to 120-76 167th street, Block 12382, Lots 29 and 39, Jamaica, Borough of Queens.

811-52-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Samuel D. Greenfield, owner.

SUBJECT—Application reopened June 15, 1954 for consideration as to amendment of resolution—re (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use, C area district, the extension of existing buildings into the residence use portion of plot, using more than the area permitted.

PREMISES AFFECTED—1116-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1734 East 12th street, Block 6794, Lots 14, 21, 22, 23 and 88, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 7, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, July 7, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

127-50-SA—Vol. II

APPLICANT—Vapor Heating Corp., owner-manufacturer.

SUBJECT—Application March 31, 1953—Parka Parking Lot Heater, Model AKV-4334.

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681-51-SA

APPLICANT—Detrex Corporation, owner.
SUBJECT—Detrex Drycleaner Process, Model 526, approval of. Application October 4, 1951.

386-53-SA

APPLICANT—Detrex Corporation, owner.
SUBJECT—Application May 14, 1953—Detrex Dry Cleaner Process, Model 421, approval of.

102-33-SA—Vol. II

APPLICANT—Mt. Hawley Manufacturing Company, owner.
SUBJECT—Application reopened March 17, 1953 as Vol. II—Williams-Oil-O-Matic Oil Burner Model G8.

360-50-SA

APPLICANT—George H. Colin, for Automatic Burner Corporation, owner-manufacturer.
SUBJECT—ABC Oil Burner, Model 55, to be also marketed as Burnham Oil, Model 55; Homer Oil Burner, Model 55; Comfortzone Oil Burner, Model 55; Norge-Heat Oil Burner, Model FOB-55; Radiation Oil Burner, Model 55; Richmond Oil Burner, Models P10A, P11A and P12A; Rybolt Oil Burner, Model 55; Certified Oil Burner, Model 55; Solar Flame Oil Burner, Model 55; Weil-McLain Oil Burner, Model 55; Cities Service Oil Burner, Model CS 55; Kleen-Heat Oil Burner, Model 80 and Fitzgibbons Oil Burner, Model 55, approval of.

707-53-SA

APPLICANT—Airtemp Division of Chrysler Corp., owner.
SUBJECT—Application September 28, 1953—Chrysler Airtemp Oil Fired Winter Conditioners, Models 5267, 5280, 5210, 5110, 5180, 5112, A-118 and A-108, approval of.

359-50-SA

APPLICANT—Altorfer Bros. Company, owner-manufacturer.
SUBJECT—Application May 15, 1950—ABC-O-Matic Home Laundry Automatic Washer, Model 50, approval of.

333-53-SM

APPLICANT—Morris Dorf, for Triumph Metal Products Inc., and Acme and Dorf Metal Door Corp., owners.
SUBJECT—Application April 15, 1953—Tride One and one half hour Hollow Metal Flush Type Fire Door, approval of.

160-49-SM—Vol. II

APPLICANT—Flexible Connector Company of America, owner.
SUBJECT—Application November 29, 1949—Long-Flex Gas Stove Connector.

138-50-SM

APPLICANT—Athol Manufacturing Company, owner-manufacturer.
SUBJECT—Application February 10, 1950—Terson 659 (flame resistant covering for folding doors), approval of.

193-54-A

APPLICANT—Simon B. Zelnik, for 14 West 17th Street Corp., owner.
SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—14-16 West 17th street, south side, 250 ft. west of 5th avenue (Block 818, Lot 59), Borough of Manhattan.

334-54-A

APPLICANT—Siegel and Green, for Estate of Louis Brenner, owner.
SUBJECT—Application April 30, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—12 West 17th street, south side, 220 ft. west of 5th avenue (Block 818, Lot 58), Borough of Manhattan.

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.
SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

645-48-A—Vol. II

APPLICANT—M. Martin Elkind, for William A. Bangert, owner.
SUBJECT—Application reopened February 9, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—153-17 Jamaica avenue, north side, 150 ft. east of 153rd street and 153-18 90th road (2nd and 3rd floors); (Block 9754, Lot 53), Jamaica, Borough of Queens.

637-52-A—Vol. II

APPLICANT—Spear and Co., lessee (Nadeline Inc., owner).
SUBJECT—Application reopened November 4, 1953 as Vol. II—re Appeal from an order and decision of the fire commissioner.
PREMISES AFFECTED—22-30 West 34th street, south side, 425 ft. west of 5th avenue (Block 825, Lot 56). Borough of Manhattan.

680-52-A—Vol. II

APPLICANT—Spear and Co., lessee, for Nadeline, Inc., owner.
SUBJECT—Application reopened November 4, 1953—Appeal from a decision re an order of the fire commissioner, (previously withdrawn).
PREMISES AFFECTED—22-26 West 34th street, south side, 425 ft. west of 5th avenue (Block 835, Lot 56). Borough of Manhattan.

114-54-A

APPLICANT—Burke, Green and Groh, for Edna Delmoor, owner.
SUBJECT—Application February 17, 1954—filed pursuant to sec. 35, General City Law re premises located in bed of a mapped street—proposed widening of Hook Creek boulevard.
PREMISES AFFECTED—132-10 Hook Creek boulevard, northwest corner of 132nd road (Block 12981, Lot 118), Rosedale, Borough of Queens.

45-52-A

APPLICANT—Samuel J. Stich, d/b/a Boston Road Associates, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—843 East 172nd street and 1560-1570 Boston road, southeast corner, Block 2967, Lot 1, Borough of The Bronx.

160-54-A

APPLICANT—Lama, Proskauer and Prober, for The National Sugar Refining Co., owner.
SUBJECT—Application filed March 5, 1954 to permit the erection of a roof sign in the vicinity of the site of the United Nations Headquarters.
PREMISES AFFECTED—1-02 to 1-20 (1-10 official) 56th avenue and 56-01 to 56-39 1st street, southeast corner and 56-02 to 56-24 2nd street, Block 3, Lot 1, Long Island City, Borough of Queens.

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731-53-A

APPLICANT—Elias K. Herzog, for 1351 Amsterdam Realty Corp., owner (Hart Iron Works, lessee).

SUBJECT—Application October 13, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1351 Amsterdam avenue, east side, 25 ft. south of West 126th street and 470 West 126th street, Block 1966, Lot 108, Borough of Manhattan.

808-53-A

APPLICANT—Siegel and Green, for W. and M. Operating Co., owner.

SUBJECT—Application November 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—136-154 Varick street, east side, from Vandam to Spring streets, 32-40 Vandam street and 247-255 Spring street, 10th floor, Block 505, Lot 1, Borough of Manhattan.

820-53-A

APPLICANT—James B. Anderson, Jr., for Ludwig Blum, William Wolf, and F. W. Woolworth Co., owners (F. W. Woolworth Co., lessee).

SUBJECT—Application November 13, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—57-37 Myrtle avenue, north side, 81 ft. west of Onderdonk avenue and 926 Onderdonk avenue, Block 3466, Lot 38, Ridgewood, Borough of Queens.

839-53-A

APPLICANT—Charles M. Spindler, for 201 Bleeker Street Corp., owner.

SUBJECT—Application November 24, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1290-1300 Greene avenue and 273-283 Wilson avenue, northeast corner, Block 3298, Lot 6, Borough of Brooklyn.

888-53-A

APPLICANT—Siegel and Green, for Frederick C. Thomson, owner (Arrow Cleaners and Dyers, Inc., lessee).

SUBJECT—Application December 16, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—637 East 132nd street, north side, 150 ft. west of Cypress avenue, Block 2546, Lot 64, Borough of The Bronx.

899-53-A

APPLICANT—Lama, Proskauer and Prober, for Paul Leiser and Sam Blumenkrantz, owners (B and L Zipper Co., lessee).

SUBJECT—Application December 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4724 New Utrecht avenue, west side, 44 ft. north of 48th street, Block 5627, Lot 23, Borough of Brooklyn.

160-54-A

APPLICANT—Lama, Proskauer and Prober, for The National Sugar Refining Co., owner.

SUBJECT—Application filed March 5, 1954 to permit the erection of a roof sign in the vicinity of the site of the United Nations Headquarters.

PREMISES AFFECTED—1-02 to 1-20 (1-10 official) 56th avenue and 56-01 to 56-39 1st street, southeast corner and 56-02 to 56-24 2nd street, Block 3, Lot 1, Long Island City, Borough of Queens.

347-54-A

APPLICANT—John F. Fitzsimons, for Littne Neck Construction Co., Inc., owner.

SUBJECT—Application May 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—253-01 to 253-19 57th avenue, north side, 35.77 ft. 77.27 ft., 118.77 ft., 160.27 ft., and 201.77

ft., west of 254th street; 253-23 57th avenue, northwest corner of 254th street and 251-49 57th avenue, north side, 284-77 ft. west of 254th street (Block 8340, Lots 34, 38, 40, 42, 44, 46 and 50), Douglaston, Borough of Queens.

268-54-A

APPLICANT—Abraham Grossman, for Markstone Realty Corp., owner.

SUBJECT—Application April 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—317 West 29th street, north side, 246 ft. west of 8th avenue (Block 753, Lot 27), Borough of Manhattan.

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rudolph and Bertha Pollak,

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N.B. 567-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julis DeMasi and Florence Lociceio.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Dominick W. Ciminiello.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.

PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Anthony M. and Sarah Capuano.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Cono and Nancy Giardina.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

CALENDAR

OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglia, Jr.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rhersen and Beatrice Kaufman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 573-52 (constructed not in accordance with approved plans).

PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Henry and Dorothy Kurtz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11507-52 issued re N.B. 574-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Manuel and Theresa Molines.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Arthur and Julia Sussman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benjamin and Helen Katz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Max Kanak.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JULY 13, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 13, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

150-54-BZ

APPLICANT—Lama, Proskauer and Prober, for William nue (250-04 official) and 84-01 to 84-09 205th street, south-

SUBJECT—Application March 2, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit for a term of fifteen years in the retail use portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, store, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance nearer to residence use district than is permitted.

PREMISES AFFECTED—3951-3963 (3957 official) Laconia avenue and 1061-1071 East 224th street, northwest corner (Block 4871, Lots 1 and 72), Borough of the Bronx.

Laid over from June 29, 1954 to July 13, 1954, to be considered with Cal. No. 870-47-BZ on that date.

241-54-BZ

APPLICANT—Paul Resnick, for 120 East 66th, Inc., owner.

SUBJECT—Application April 8, 1954—(decision of the borough superintendent) under section 19B(d) of the zoning resolution, to permit in a residence use district the erection and maintenance of a class A multiple dwelling, without the required space for the parking or storage of passenger automobiles.

PREMISES AFFECTED—114-120 East 66th street, south side, 150 ft. west of Lexington avenue (Block 1400, Lots 62-65 inclusive), Borough of Manhattan.

Laid over from June 29, 1954 to July 13, 1954, for consideration and decision without further argument; hearing closed.

60-30-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Philip Rush, William Lichenberg and Emanuel E. Lichenberg, owners.

SUBJECT—Application reopened February 24, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7e, 7h and 7i of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, office and showroom for new and used cars and parts department, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—84-11 to 84-19 (official 84-15) Parsons boulevard and 158-01 to 158-07 84th road, northeast corner, Block 9789, Lot 6, Jamaica, Borough of Queens.

55-45-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Paul Scicutella, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years the change in occupancy and extension of structure used for ice storage, sales and loading space to stores, storage of fruits, vegetables and groceries; and to permit the maintenance of gasoline service station, lubritorium, auto laundry, accessory store, motor vehicle repair shop and office to continue.

PREMISES AFFECTED—51-65 Kingsland avenue and 271-275 Withers street, northwest corner and 101-113 Woodpoint road, Block 2866, Lot 43, Borough of Brooklyn.

400-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Bilous, owners.

CALENDAR

SUBJECT—Application reopened November 24, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district for a term of twenty years the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6625, Lot 50, Flushing, Borough of Queens.

870-47-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for S.M.S. Parts and Service Inc. and Frank Solicito, owners.

SUBJECT—Application reopened May 4, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a lot located in a residence and retail use district the conversion of one family dwelling, accessory garage, battery and ignition shop to one family dwelling, motor vehicle repair shop and gasoline service station.

PREMISES AFFECTED—1100-1108 East 222nd street and 3866-3868 Laconia avenue, southeast corner, Block 4716, Lots 6 and 8, Borough of The Bronx.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district portion of a lot located in a residence and unrestricted use, A area district the erection and maintenance of an additional building, using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

47-54-BZ

APPLICANT—Siegel and Green, for Bugs Realty Co., Inc., owner (New Era Cleaners Inc., lessee).

SUBJECT—Application January 27, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, E area district the extension of existing dry cleaning establishment with a portion of building nearer to street line than is permitted.

PREMISES AFFECTED—1500 Ericson place and 2813 Maitland avenue, northeast corner, Block 5383, Lots 1 and 62, Borough of The Bronx.

95-54-BZ

APPLICANT—Bishop G. Polizoides, for Sophie Polis, owner.

SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the erection and maintenance of a two family dwelling without the required set back.

PREMISES AFFECTED—111-04 38th avenue, southeast corner of 111th street, Block 1783, Lot 11, Corona, Borough of Queens.

97-54-BZ

APPLICANT—Frederick A. Ketcher, for Kesbec Inc., owner (George Healy, lessee).

SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under sections 7c, 7i, 7A and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of an extension to office on existing gasoline service station, to be used as a lubritorium and for motor vehicle repairs, with an entrance nearer to residence use district than is permitted, and to permit the storage of two motor vehicles.

PREMISES AFFECTED—154 West 90th street, southeast corner of Amsterdam avenue, Block 1220, Lot 61, Borough of Manhattan.

154-54-BZ

APPLICANT—Leonard F. Rothkrug, for New York Lien Corp., owner.

SUBJECT—Application March 5, 1954—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, storage and sale of accessories and office.

PREMISES AFFECTED—3220-3224 Westchester avenue and 3101-3109 Wilkinson avenue, southeast corner, Block 4239, Lot 1, Borough of The Bronx.

161-54-BZ

APPLICANT—Roe and Kramer, for Rupert B. Thomas, Ina M. Terrell and Katherine T. Hyde, owners.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from open air salesroom for automobiles and parking lot, to permit the erection and maintenance of a commercial building (restaurant and retail food shop), with off street parking area for patrons and employees cars, and to permit the erection of business signs.

PREMISES AFFECTED—141-57 Northern boulevard, northwest corner of Parsons boulevard, Block 5002, Lot 74, Flushing, Borough of Queens.

162-54-BZ

APPLICANT—Paul Friedman, for Kollman Realty Corp., owner.

SUBJECT—Application March 8, 1954—(decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—250-02 to 250-14 Hillside avenue (250-04 official) and 84-01 to 84-09 205th street, southeast corner, Block 8604, Lot 85, Bellerose, Borough of Queens.

173-54-BZ

APPLICANT—Samuel Rosenblum, for New York Awning Co., owner.

SUBJECT—Application March 11, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles including trucks.

PREMISES AFFECTED—348-350 West 53rd street, south side, 245 ft. east of 9th avenue, Block 1043, Lots 153 and 54, Borough of Manhattan.

211-54-BZ

APPLICANT—A. David Rosen, for Henry Bender, owner (George J. Caron and Harry Taylor, lessees).

SUBJECT—Application March 23, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the erection and maintenance of an automobile laundry (automatic), conducted as the principal business of establishment.

PREMISES AFFECTED—36-32 21st street, west side, 123.04 ft. north of 37th avenue, and 36-31 14th street, Block 349, Lot 5, Long Island City, Borough of Queens.

213-54-BZ

APPLICANT—George J. Balbach, for 42 Division Place Realty Co., Inc., owner (Albert's Plating Works, Inc., lessee).

SUBJECT—Application March 24, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use, C area district the erection and maintenance of a building, using more than the area permitted.

CALENDAR

PREMISES AFFECTED—32-46 Beadel street, south side, 100 ft. east of Debevoise avenue, Block 2841, Lots 10, 12 and 15, Borough of Brooklyn.

218-54-BZ

APPLICANT—Ingram S. Carner, for Rosalie Krenkel and Louis Mintz, owners.

SUBJECT—Application March 30, 1954—(decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (automatic), storage and sale of accessories and the parking of motor vehicles waiting to be serviced, with an entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—5401-5427 Flatlands avenue and 1187-1197 East 54th street, northeast corner, Block 7780, Lots 9, 14 and 15, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 13, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, July 13, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1059-48-SA

APPLICANT—American-LaFrance-Foamite Corp., owner.
SUBJECT—Application reopened October 6, 1953 re-Foamite Airfoam System (fire extinguisher).

575-53-SM

APPLICANT—Berline Chapman Co., owner (U.S. Seating Co., Agent).
SUBJECT—Application July 3, 1953—EZ-A-Way Bleacher, Model A, approval of.

576-53-SA

APPLICANT—Detrex Corporation, owner.
SUBJECT—Application July 10, 1953—Detrex Dry Cleaner Process, Model 326, approval of.

60-53-SA

APPLICANT—Vic Cleaning Machine Co., owner.
SUBJECT—Application January 15, 1953—Rocket Per Dry Cleaning Machine, Model 45-24-41, approval of.

35-54-SM

APPLICANT—Reliance Tubular Products Co., owner.
SUBJECT—Application January 19, 1954—Reliance Tru-Fit (range connector) Model 77, approval of.

854-39-SM

APPLICANT—Acme Kalamein Door and Sash Co., Inc., owner.
SUBJECT—Application June 26, 1939—Acme Kalamein 1½ to 2 hr. fireproof Door, approval of.

664-53-SM

APPLICANT—The Peelle Company, owner.
SUBJECT—Application August 28, 1953—Peelle Metal Clad fire Counter-balanced Doors (for Class B Locations) approval of.

117-46-SM

APPLICANT—Robert A. Keasbey Co., owner.
SUBJECT—Application February 10, 1946—Armorak Pipe Covering (for low temperature piping system) approval of.

246-54-SA

APPLICANT—Quiet Automatic Burner Corp., owner.
SUBJECT—Application March 25, 1954—Quik Heat Sus-

pending Oil Furnaces Models 80-SU, 100-SU, 125-SU, 150-SU, 224-SU, and 300-SU, approval of.

412-53-SA

APPLICANT—Ohio Chemical and Surgical Equipment Co., Division of Air Reduction Co., Inc., owner.
SUBJECT—Application May 18, 1953—Ohio Automatic Instrument Washer-Sterilizer, Model A425, approval of.

894-51-SA

APPLICANT—L. J. Mueller Furnace Co., owner-manufacturer (Clewell Equipment Company, agent).
SUBJECT—Application December 17, 1952—Mueller Climatrol Oil-Fired Conversion Burner, Models 450 and 560, approval of.

891-51-SA

APPLICANT—L. J. Mueller Furnace Co., owner-manufacturer (Clewell Equipment Company, agent).
SUBJECT—Application December 17, 1951—Mueller Climatrol Gas-Fired Boiler Models 10, 11 and 20, approval of.

745-39-SM

APPLICANT—U. S. Gypsum Company, owner.
SUBJECT—Application reopened January 27, 1953—re U. S. G. Steel Roof Decks.

99-53-SM

APPLICANT—Luminous Ceilings Inc., owner.
SUBJECT—Application January 30, 1953—Acusti-Luminous Ceilings, approval of.

810-53-SM

APPLICANT—Otis Elevator Company, owner.
SUBJECT—Application November 12, 1953—Otis Elevator Hostway Door Interlock, Model 6940A, approval of.

100-54-SM

APPLICANT—Luigi Saito, owner.
SUBJECT—Application February 1, 1954—Saito Fuel Saving Device (draft regulator), approval of.

556-50-SM

APPLICANT—United States Gypsum Company, owner-manufacturer.
SUBJECT—Application reopened June 8, 1954—re USG Trussteel Studs.

368-54-SM

APPLICANT—Building Products Corp., for Stefer Corp., owner.
SUBJECT—Application May 5, 1954—Greybrick (cinder brick), 2½" x 3½" x 8", approval of.

249-54-A

APPLICANT—Loft Candy Corp., owner.
SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—38-38 9th street, northwest corner of 40th avenue (Block 476, Lot 1), Long Island City, Borough of Queens.

565-46-A—Vol. II

APPLICANT—Kollsman Instrument Corp., owner.
SUBJECT—Application reopened November 4, 1953 as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—80-06 47th avenue, south side, 1250 ft. east of Queens boulevard (Block 1536, Lots 52 and 53), Elmhurst, Borough of Queens.

641-51-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Taj Mahal Realty Corp., owner (Samuel Hechter, lessee).
SUBJECT—Application reopened April 27, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

CALENDAR

PREMISES AFFECTED—725 St. Marks avenue, north side, 300 ft. east of Nostrand avenue, attic floor; Block 1220, Lot 63, Borough of Brooklyn.

615-53-A

APPLICANT—Leonard F. Rothkrug, for Rose Tota, owner.

SUBJECT—Application August 7, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—182 Jackson street, south side, 125 ft. west of Humboldt street, Block 2750, Lot 17, Borough of Brooklyn.

894-53-A

APPLICANT—Ervin Palmer, for Daspal Realty Corp., owner.

SUBJECT—Appeal filed December 10, 1953 from an order of the fire commissioner and decisions of the borough superintendent.

PREMISES AFFECTED—34 West 13th street, south side, 395 ft. east of Avenue of the Americas, Block 576, Lot 22, Borough of Manhattan.

941-53-A

APPLICANT—Clinton Brown, for Romulus Corp., owner (General Switch Corp., lessee).

SUBJECT—Application December 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—238-248 North 9th street and 45 Roebling street, southeast corner, Block 2314, Lot 5, Borough of Brooklyn.

942-53-A

APPLICANT—Philip Freshman and Joseph Platzker, for Mary Goldstein, owner.

SUBJECT—Application December 31, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—124 East Broadway, north side, 55 ft. 8 in. east of Pike street, Block 283, Lot 53, Borough of Manhattan.

209-54-A

APPLICANT—Henry G. Harris, for Ludmill Realty Corp., owner (Crown Heights Nursing Home, lessee).

SUBJECT—Application March 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—800 St. Marks avenue, south side, 150 ft. east of New York avenue, Block 1228, Lot 17, Borough of Brooklyn.

361-54-A

APPLICANT—Henry G. Harris, for Ludmill Realty Corp., owner (Crown Heights Nursing Home, lessee).

SUBJECT—Application May 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—905 Prospect place, north side, 150 ft. east of New York avenue, Block 1228, Lot 17, Borough of Brooklyn.

378-54-A

APPLICANT—Maxfield Blaubeux, for Fulrick Realty Corp., owner.

SUBJECT—Application May 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—580-598 Fulton street and 63-77 Rockwell place, southeast corner, Block 2107, Lot 15, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 20, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 20, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

413-49-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 119-20 Corporation, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use district portion of plot the extension of loading and loading area in the present open area fronting on Victoria road.

PREMISES AFFECTED—119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), St. Albans, Borough of Queens.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision; hearing closed; then to July 20, 1954, for further consideration and decision after applicant has filed statement by owner that requirements of the previous resolution of the Board will be complied with; hearing previously closed.

338-53-BZ

APPLICANT—Leonard F. Rothkrug, for Patrick Quagliano, owner.

SUBJECT—Application May 1, 1953—(decision of the borough superintendent), under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from garage for five motor vehicles, to garage for five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—1967-1969 Atlantic avenue, north side, 75 ft. west of Louis place (Block 1560, Lots 40 and 41), Borough of Brooklyn.

Laid over from June 22, 1954, to June 29, 1954, for applicant to submit additional information; then to July 20, 1954, for inspection and decision.

19-54-BZ

APPLICANT—Henry George Greene, for William Dropkin, owner.

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the demolition of existing structures and to permit the parking and storage of motor vehicles on unbuilt upon plot.

PREMISES AFFECTED—349-359 West 27th street, north side, 163 ft. 9 in. east of 9th avenue (Block 751, Lots 9-15 inclusive), Borough of Manhattan.

Laid over from June 29, 1954, to July 20, 1954, for inspection and decision; hearing closed.

33-54-BZ

APPLICANT—Ingram S. Carner, for Curatola Bros., owner.

SUBJECT—Application January 19, 1954—(decision of the borough superintendent) under sections 21 and 19A of the zoning resolution, to permit in the business use, D area district portion of a lot located in a residence and business use district the erection and maintenance of a business structure, using more than the area permitted, with entrance to loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—114-16 Rockaway boulevard, south side, 25.01 ft. west of 114th place (Block 11706, Lot 37), Ozone Park, Borough of Queens.

Laid over from June 29, 1954, to July 20, 1954, for inspection and decision without further argument; hearing closed.

34-54-A

APPLICANT—Ingram S. Carner, for Curatola Bros., owner.

SUBJECT—Application January 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—114-16 Rockaway boulevard, south side, 25.01 ft. west of 114th place (Block 11706, Lot 37), Ozone Park, Borough of Queens.

CALENDAR

73-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Rossbach Realty Corp., owner.

SUBJECT—Application February 2, 1954—(decision of the borough superintendent) under sections 21 and 19A of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of stores, using more than the area permitted, and without the required loading berth.

PREMISES AFFECTED—2003-2009 Avenue U, north side, 25 ft. east of Ocean avenue (Block 7325, Lot 46), Borough of Brooklyn.

Laid over from June 29, 1954 to July 20, 1954, for inspection and decision without further argument; hearing closed.

126-54-BZ

APPLICANT—M. Martin Elkind, for Pasqual Falcone, owner.

SUBJECT—Application February 24, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district the extension to existing dwelling without the required set back from street line, and without the required side yard.

PREMISES AFFECTED—102-02 217th place and 217-30 102nd avenue, southwest corner, Block 11094, Lot 19, Queens Village, Borough of Queens.

Laid over from June 29, 1954 to July 20, 1954, for inspection and decision without further argument; hearing closed.

575-37-BZ—Vol. III

APPLICANT—A. H. Salkowitz, for Morris Kahan, owner.

SUBJECT—Application reopened April 6, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7h and 7A of the zoning resolution, to permit in a business use district the extension in area of existing gasoline service station, lubritorium, car wash, motor vehicle repair shop and the parking of motor vehicles waiting service.

PREMISES AFFECTED—60-93 Flushing avenue, northwest corner of 61st street, Block 2697, Lot 51, Maspeth, Borough of Queens.

1446-39-BZ—Vol. III

APPLICANT—A. H. Salkowitz, for North Shore Building Co., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service and selling station, lubritorium, motor vehicle repairs and office, with a curb cut nearer the residence use district than is permitted and to permit the erection of a sign and sign standard above level of first story and projecting beyond the building line; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—34-67 Francis Lewis boulevard, northeast corner of 35th avenue, Block 6077, Lot 43, White-stone, Borough of Queens.

414-41-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Mildred Slatkow, owner.

SUBJECT—Application reopened March 16, 1954 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and local retail use district the extension in area of existing parking and storage of motor vehicles.

PREMISES AFFECTED—2914-2926 West 17th street, west side, 100 ft. south of Mermaid avenue and 2913-2915 West 19th street, east side, 100 ft. south of Mermaid avenue, Block 7061, Lots 14 and 16, Borough of Brooklyn.

541-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Rusello, owner.

SUBJECT—Application reopened March 9, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district the combining of two buildings at rear of site into one building to be used as a motor vehicle repair shop, body and fender work, incidental paint and spray work; and to permit the erection and maintenance on the front of the site of a gasoline service station; lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—9001-9011 4th avenue and 402-414 90th street, southeast corner, Block 6082, Lot 6, Borough of Brooklyn.

258-53-BZ—Vol. II

APPLICANT—John J. McNamara, for Stoddard Theatres, Inc., owner.

SUBJECT—Application reopened June 8, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the construction of an extension of the second floor across entire building, within the present envelope.

PREMISES AFFECTED—2431-2439 Broadway, southwest corner of West 90th street, Block 1237, Lot 52, Borough of Manhattan.

571-53-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Astoria Motors, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail use district the erection and maintenance of an automatic automobile laundry for a term of fifteen years.

PREMISES AFFECTED—8406 Queens boulevard and 52-21 Van Loon street, southeast corner, Block 2477, Lot 1, Newtown, Borough of Queens.

571-41-BZ

APPLICANT—Nathaniel C. Saxe, for David Koss, owner.

SUBJECT—Application reopened June 29, 1954 re extension of term of variance—(decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—26-02 to 26-08 Seagirt avenue, north side, from Beach 26th to Beach 27th streets, 201-209 Beach 26th street and 202-212 Beach 27th street, Block 280, Lots 16 and 19, Far Rockaway, Borough of Queens.

802-41-BZ

APPLICANT—Nathaniel C. Saxe, for David Koss, owner.

SUBJECT—Application reopened June 29, 1954 re extension of term of variance—(decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—219 Beach 26th street, west side, 100 ft. south of Edgemere avenue and 220 Beach 27th street, Block 280, Lot 10, Edgemere, Borough of Queens.

814-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis Giancarulo, Dominick Bartenope, G. Carlino Inc., owners.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the demolition of all buildings on the plot and the recon-

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struction and extension of existing gasoline service station on lot 41 to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—94-102 4th avenue and 589-597 Warren street, northwest corner, Block 395, Lots 37-41 inclusive and Lot 43, Borough of Brooklyn.

147-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruckner Boulevard Leasing Corp., owner.

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the maintenance of existing legal high speed (automatic) auto laundry and to permit the erection and maintenance, for a term of fifteen years of a gasoline service station, lubritorium, motor vehicle repairs, storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—482-504 Utica avenue, west side, from Midwood street to Maple street, 842-850 Maple street and 861-871 Midwood street, Block 4589, Lot 95, Borough of Brooklyn.

202-54-BZ

APPLICANT—Patrick D. Concagh, for Fannie DiLello, owner.

SUBJECT—Application March 18, 1954—(decision of the borough superintendent) under sections 7a, 7c and 7e of the zoning resolution, to permit in a residence use district the extension of accessory building on existing gasoline service station, lubritorium, car wash, motor vehicle repairs and office, to be used for lubritorium and car wash (non automatic).

PREMISES AFFECTED—3020 Eastchester road, east side, 150.06 ft. north of Adey avenue, Block 4766, Lots 43 and 46, Borough of The Bronx.

269-54-BZ

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the extension to existing synagogue and community building using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—109-25 to 109-27 114th street, east side, 212.5 ft. south of 109th avenue, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

270-54-A

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—109-25 to 109-27 114th street, east side, 212.5 ft. south of 109th avenue, 1st floor, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

286-54-BZ

APPLICANT—Max Horn, for Bernice Service Corp., owner.

SUBJECT—Application March 31, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—41-46 Rockaway Beach boulevard and 310 Beach 42nd street, northeast corner, Block 365, Lot 6, Edgemere, Borough of Queens.

288-54-BZ

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

SUBJECT—Application April 7, 1954—(decision of the

borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit in an unrestricted use, B area and 1½ times height district the erection and maintenance of a structure in excess of height permitted and without the required loading berths.

PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

332-54-BZ

APPLICANT—Wechsler and Schimmenti, for 842 Broadway Associates, owner.

SUBJECT—Application April 23, 1954—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business and retail use district the change in occupancy of part of first floor and part of cellar to garage for more than five motor vehicles, by the construction of a ramp and new doors.

PREMISES AFFECTED—842-846 Broadway, northeast corner of East 13th street and 140-150 4th avenue, Block 565, Lot 21, Borough of Manhattan.

375-54-BZ

APPLICANT—Charles C. Weinstein, for Salvator Mol-fetta, owner.

SUBJECT—Application May 11, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district the erection and maintenance of a storage garage, presently used for parking of our trucks on part of plot.

PREMISES AFFECTED—2841 Bruckner boulevard, northeast corner of Quincy avenue, Block 5306, Lots 103, 104, 107, 109 and 110, Borough of The Bronx.

399-54-BZ

APPLICANT—Andrew DiCamillo, for Anthony Maggi, owner.

SUBJECT—Application May 14, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the erection and maintenance of a one family dwelling and two car accessory garage using more than the area permitted.

PREMISES AFFECTED—222 84th street, south side, 160 ft. east of Ridge boulevard, Block 6024, Lot 15, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 20, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 20, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

912-52-SM

APPLICANT—Emanuel M. Glick, for the Dow Chemical Co., owner.

SUBJECT—Application December 24, 1952—Styrofoam No. 22 and No. 33 (insulation), approval of.

230-54-SA

APPLICANT—Columbia Boiler Co. of Pottstown, owner.

SUBJECT—Application March 30, 1954—Columbia Boiler Co., of Pottstown Gas-Fired Heating Unit, Models GLB, G16, G18 and G19, approval of.

626-52-SM

APPLICANT—Limestone Products Corp., for Larsen Products Corp., owner.

SUBJECT—Application August 4, 1952—Plaster-Weld (bonding agent), approval of.

578-53-SM

APPLICANT—The Richmond Fireproof Door Co., owner.

SUBJECT—Application July 15, 1953—Richmond Flush Hollow Metal Door, Model FD, approval of.

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580-53-SM

APPLICANT—Samuel Cohen, for Superior Fireproof Door and Sash Co., owner.

SUBJECT—Application July 24, 1953—Superior Flush Hollow Metal Insulated Fireproof Door (1¼ in. thick), ¾, 1 and 1½ hr. rating, approval of.

817-52-SA

APPLICANT—Burdett Manufacturing Co., owner-manufacturer.

SUBJECT—Application October 14, 1952—Burdett Radiant Heat Combustion Systems, approval of.

644-51-SM

APPLICANT—Granco Steel Products Co., owner-manufacturer.

SUBJECT—Application November 5, 1952—COFAR Concrete Floor and Roof Construction, approval of.

720-53-SA

APPLICANT—Fostoria Pressed Steel Corp., owner.

SUBJECT—Application October 7, 1953—Durabake Mobil-Dry Ovens (electric), Models 424V, 434V, 437V and 414V, approval of.

931-50-A

APPLICANT—Keogh, Brennan and Maged, for Cunningham Oaks, Inc., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—215-04, 215-06, 215-10 and 215-12 69th avenue; 69-05, 69-07, 69-09 to 69-17, 69-19 to 69-27 215th street; 69-04, 69-06, 69-08 to 69-16, 69-18 to 69-26 Bell boulevard (Block 7638, Lot 12); 69-11 to 69-51 213th street, 69-04, 69-06, 69-30 to 69-36 215th street; 214-12 and 214-14 69th avenue; 213-05 to 213-29, 214-03, 214-05, 214-09, 214-11 73rd avenue (Block 7636, Lot 7); 210-06 to 210-22, 211-02 to 211-20, 212-02 to 212-16, 213-12 to 213-30, 214-06, 214-08 69th avenue; 210-05 to 210-25, 211-01 to 211-21, 212-01 to 212-21 73rd avenue; 69-05, 69-07, 69-15 to 69-53 210th street; 69-04, 69-06, 69-10 to 69-44, 69-48, 69-50 213th street (Block 7633, Lot 1), Bayside, Borough of Queens.

324-52-A

APPLICANT—Keogh, Brennan and Maged, for Alley Park Housing Corp., owner.

SUBJECT—Application April 23, 1952—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—61-51 to 61-53 Springfield boulevard; 221-52 to 221-78 Horace Harding boulevard; 221-07 to 221-29 64th avenue; 61-20 to 61-78 223rd place; 61-02 to 61-16 224th street (Block 7644, Lot 2); 61-19 to 61-69 and 64-01 to 64-71 223rd place; 61-22 to 61-52 and 64-02 to 64-40 224th street; 223-01 to 223-63 65th avenue (Block 7558, Lot 2); 224-47 to 224-65 67th avenue; 64-03 to 64-39 and 65-27 to 65-57 224th street; 224-02 to 224-64th avenue and 65-01 to 65-25 65th avenue (Block 7660, Lot 2), Bayside, Borough of Queens.

702-53-A

APPLICANT—Ferdinand Savignano, for 176 Grand St. Corp., owner.

SUBJECT—Application September 4, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—176-180 Grand street, north side, 24 ft. 9 in. east of Market place, Block 471, Lot 25, Borough of Manhattan.

862-53-A

APPLICANT—Renander and Miller for Rose Korby, owner.

SUBJECT—Application November 27, 1953—filed pursuant to section 35 of the General City law re premises located in bed of mapped street—Liberty avenue.

PREMISES AFFECTED—94-09 to 94-13 Union Hall street, east side, 289.03 ft. north of Liberty avenue, Block 10106, Lot 95, Jamaica, Borough of Queens.

283-54-A

APPLICANT—Arthur B. Lincoln, for Carmine Verdino, owner.

SUBJECT—Application April 19, 1954 filed pursuant to section 35, General City Law re premises in bed of mapped street proposed—111th avenue.

PREMISES AFFECTED—109-03 Rockaway boulevard, north side, in bed of 111th avenue, Block 11476, Lot 77, Ozone Park, Borough of Queens.

927-53-A

APPLICANT—Elias K. Herzog, for 471 Park Avenue Corp., owner.

SUBJECT—Application December 28, 1953—Appeal from decision of the borough superintendent.

PREMISES AFFECTED—115 East 57th street, north side, 130 ft. east of Park avenue, Block 1312, Lot 6, Borough of Manhattan.

5-54-A

APPLICANT—Samuel Katz, owner.

SUBJECT—Application January 6, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—Block bounded by College Point Causeway, 30th avenue, 122nd street and Tallman boulevard, Block 4395, Lot 1, Block 4393, Lots 1 and 32 and Block 4392, Lots 1 and 27, College Point, Borough of Queens.

420-53-A—Vol. II

APPLICANT—Prowler and Sushan, for Pierre Allen, owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—387-389 Bedford Park boulevard, east side, 80 ft. south of Decatur avenue, 1st floor and cellar; Block 3280, Lot 5, Borough of The Bronx.

509-54-A

APPLICANT—Morris Rothstein and Son, for Freshland, Inc., owner.

SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1216-1230 East 99th street, west side, 412 ft. to 572 ft. inclusive, north of Avenue M, Block 8263, Lots 48 to 53 inclusive, Borough of Brooklyn.

510-54-A

APPLICANT—Morris Rothstein and Son, for Freshland, Inc., owner.

SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1258-1282 East 99th street, northwest corner of Avenue M and west side of East 99th street, 224 ft. north of Avenue M, Block 8263, Lots 1 and 60 to 66 inclusive, Borough of Brooklyn.

4-54-A—Vol. II

APPLICANT—M. Martin Elkind, for William T. Wicks, owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—143-26 Quince avenue, south side, 215.69 ft. east of Bowne street, Block 5234, Lot 12, Flushing, Borough of Queens.

62-54-A

APPLICANT—DeRose and Cavalieri, for Joseph Guarino and Silveriox Falconieri, owners.

SUBJECT—Application February 1, 1954—Appeal from a decision of the borough superintendent.

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PREMISES AFFECTED—3025 3rd avenue, west side, 51.40 ft. north of East 155th street, Block 2377, Lot 55, Borough of The Bronx.

389-54-A

APPLICANT—Shell Oil Company, owner.

SUBJECT—Application May 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—West side of Edison avenue, 311.67 ft. north of canal, Eastchester Creek, Block 4974, Lot 101, Borough of The Bronx.

139-54-A

APPLICANT—Arnold W. Lederer, for Richard J. Cerosa, owner.

SUBJECT—Application February 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4218 Fort Hamilton parkway, northwest corner of 43rd street, Block 5596, Lots 49-51, Borough of Brooklyn.

394-54-A

APPLICANT—Irving Kudroff, for Gertrude Parkas and Ida G. Levine, owners.

SUBJECT—Application May 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—249-253 William street and 7-11 New Chambers street, northwest corner, Block 119, Lots 37 and 38, Borough of Manhattan.

335-54-A

APPLICANT—Brook Refrigerating Co., Inc., for New York Central Railroad, owner.

SUBJECT—Application March 31, 1954—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—529-533 Westchester avenue, north side, 190 ft. east of Brook avenue, Block 2359, Lot 1, Borough of The Bronx.

524-54-A

APPLICANT—H. G. Meinke, for Consolidated Edison Co., of New York, Inc., owner.

SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—135-169 John street, north side, from Gold street to Hudson avenue, Block 12, Lot 1, Borough of Brooklyn.

505-54-A

APPLICANT—Louis Lieberman, for Rose T. Bergman, owner.

SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1559 55th street, north side, 100 ft. west of 16th avenue, Block 5484, Lot 53, Borough of Brooklyn.

296-54-A

APPLICANT—Patrick D. Concagh, for Waldorf Astoria Hotel Corp., owner.

SUBJECT—Application April 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—301-309 Park avenue, 538-556 Lexington avenue, 81-121 East 49th street and 80-120 East 50th street, entire block, Block 1304, Lot 1, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 14, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 14, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

20-43-BZ

APPLICANT—George H. Cohn, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises.

757-53-BZ

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five cars on first and second floors, to office, storage of paper stock and twine on first floor, and manufacture of paper boxes and storage of paper stock on second floor.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

Laid over from June 8, 1954, to September 14, 1954, at request of applicant. Applicant to notify property owners in affected area by registered mail within two weeks of adjourned date.

758-53-A

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Concord Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

534-52-A

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application June 19, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neil avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

295-54-A

APPLICANT—Ingram S. Carner, for Shellrock Realty Corp., owner.

SUBJECT—Application April 13, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—136-16 to 136-20 Farmers boulevard, west side, 104.76 ft. south of Garrett street, 2nd floor; Block 12529, Lot 6, St. Albans, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

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SEPTEMBER 21, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 21, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

393-54-A

APPLICANT—J. T. Kelleher, borough superintendent.
OWNERS OF PREMISES—Thomas J. and Margaret White.

SUBJECT—Application May 18, 1954—re Revocation of Certificate of Occupancy Q87507, issued February 24, 1953, re N. B. 5106-52.

PREMISES AFFECTED—150-29 116th street, east side, 98.63 ft. north of North Conduit avenue, Block 11839, Lot 22, Ozone Park, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 28, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing 1013, Municipal Building, Manhattan, on the following *Tuesday afternoon, September 28, 1954, at 2 o'clock in Room 1013 Municipal Building, Manhattan, on the following matter:*

778-53-A

APPLICANT—John T. Kelleher, borough superintendent, Borough of Queens.

OWNERS OF PREMISES—Herman Haken and H. L. Kreuscher.

SUBJECT—Application October 30, 1953—Revocation of Certificate of Occupancy #Q91444 issued 9/14/53.

PREMISES AFFECTED—106-01 Merrick boulevard, southeast corner of 106th avenue, Block 10237, Lot 5, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 29, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 15, 1954, were approved as printed in the Bulletin of June 22, 1954, Vol. 39, No. 25.

225-36-BZ—Vol. II

APPLICANT—Lamb and Lamb, for The North American Holding Corp., owner.

SUBJECT—Application reopened March 9, 1954, as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district for a term of twenty years, the use of part of the first floor as stores, in existing class A multiple dwelling.

PREMISES AFFECTED—1188 Grand Concourse and 180-188 East 167th street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

APPEARANCES—

For Applicant: William A. Lamb and Harry M. Prince.

For Opposition: Israel Hoffman and W. J. Broadman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision; hearing closed; date for decision to be set.

732-41-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Company, owner.

SUBJECT—Application reopened December 22, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the demolition of accessory building and the reconstruction of existing gasoline service station to include new accessory building with lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office; and the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—100-01 to 100-15 Beach Channel drive and 332-340 Beach 101st street, southeast corner and

331-337 Beach 100th street, Block 585, Lot 40, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision; hearing closed; date for decision to be set. Applicant to file revised plans.

1105-41-BZ—Vol. II

APPLICANT—A. H. Salkowitz, for Cord Meyer Company, owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service and selling station, lubritorium, car washing, motor vehicle repairs, automobile sale and showroom, and office; and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—91-20 Roosevelt avenue, southeast corner of Benham street (Block 1550, Lot 10), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz.

For Opposition: Simon King, Julius Appel, Maria Cuomo and Julio Rinoya.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1954, at 10 A.M. for vote of the full Board.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating 2

Negative: Chairman Murdock 1

Absent: Deputy Chief Connors 1

165-48-BZ—Vol. II

APPLICANT—Paul Trapani, for Victor Minichiello, owner.

SUBJECT—Application reopened December 8, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business

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use district the addition of an automatic auto laundry (principal business), to existing gasoline service station, lubritorium, motor vehicle repairs, and restaurant.

PREMISES AFFECTED—2580 Gunther avenue and 1738 Gun Hill road, southeast corner, Block 4494, Lots 44 and 46, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision; hearing closed; date for decision to be set. Applicant to submit additional information re ownership and revised plans showing arrangement.

189-49-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner (Cities Service Oil Company, lessee).

SUBJECT—Application reopened September 22, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station and accessory building to include lubritorium, car washing, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—6571 Broadway, northwest corner of West 260th street, Block 3423N, Lot 1059, Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Mosher, Antonio Fonseca and Eugene C. Mall.

For Opposition: John T. Kane.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision; hearing closed; date for decision to be set.

317-49-BZ—Vol. II

APPLICANT—Gabriel Nathan, for Jacob Sharnack, owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re (decision of the borough superintendent) under sections 21 and 19A(h) of the zoning resolution, to permit in an unrestricted use, C area district the change in occupancy from manufacturing, bottling works, loading platform and storage of beverages and trucks, offices, rest-rooms, and tank room, to bottling works, factories and offices, using more than the area permitted, and without the required height for entrance of loading berth.

PREMISES AFFECTED—1036-1044 Beach 22nd street, east side, 325 ft. north of Cornaga avenue, Block 214, Lot 27, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision; hearing closed; date for decision to be set.

880-53-A

APPLICANT—Gabriel Nathan, for Jacob Sharnack, owner.

SUBJECT—Application December 9, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1036-1044 Beach 22nd street, east side, 325.19 ft. north of Cornaga avenue (Block 214, Lot 27), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision; hearing closed; date for decision to be set.

413-49-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 119-20 Corporation, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use district portion of plot the extension of loading and loading area in the present open area fronting on Victoria road.

PREMISES AFFECTED—119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Joseph S. May, James R. Bland, Henri A. Le Gendre and Fred A. Wilson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954, at 10 A.M. for further consideration and decision after applicant has filed statement by owner that requirements of the previous resolution of the Board will be complied with; hearing previously closed.

245-50-BZ—Vol. III

APPLICANT—Paul Friedman, for Shorewood Realty Corp., owner.

SUBJECT—Application reopened March 16, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a one story commercial building (stores).

PREMISES AFFECTED—114-01 to 114-15 Springfield boulevard, southeast corner of 114th avenue (Block 11234, Lot 101), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1954, at 10 A.M. for full vote of the Board.

338-53-BZ

APPLICANT—Leonard F. Rothkrug, for Patrick Quagliano, owner.

SUBJECT—Application May 1, 1953—(decision of the borough superintendent), under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from garage for five motor vehicles, to garage for five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—1967-1969 Atlantic avenue, north side, 75 ft. west of Louis place (Block 1560, Lots 40 and 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954, at 10 A.M. for inspection and decision.

769-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Phyllis Bernstein, owner.

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SUBJECT—Application October 26, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, car-wash, lubritorium, auto showroom, motor vehicle repairs, painting and spraying, wheel alignment, brake testing, accessory sales and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—102-25 Atlantic avenue and 93-10 to 93-16 104th street, northwest corner (Block 9310, Lot 19), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: A. A. Lama and R. S. Hardy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1954, at 10 A.M. for decision by the Board.

6-54-BZ

APPLICANT—Samuel Carr, for Lefsil Realty Co., owner.

SUBJECT—Application January 7, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district the erection and maintenance of a business building (manufacturing, storage, showroom and office), using more than the area permitted.

PREMISES AFFECTED—52-19 58th street, northeast corner of 52nd road (Block 2347, Lot 45), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: S. Carr.

For Opposition: Charles W. Stoczek and Germonio Di Monte.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1954, 10 A. M. for applicant to submit plan showing portion of premises proposed for manufacturing use.

8-54-BZ

APPLICANT—Armor Elevator Co., Inc., for Valentine Geib, owner (Valentine Geib, Jr., lessee).

SUBJECT—Application January 8, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of motor vehicles of employees of Armor Elevator Co., Inc.

PREMISES AFFECTED—35-25 33rd street, east side, 240.22 ft. south of 35th avenue (Block 606, Lot 12), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Bernard R. Lauren and Valentine Geib, Jr.

For Opposition: Ellwyn F. Hayslip, Lucy Parisi, Helen Gallo, Harry Taphouse, Louis Davide, Julia Taphouse, Anna Hentosh, Anna Martin, Pauline Hawsylszyn, Barbara Roesh, Perry Paull and A. J. Bosa.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision without further argument; date for decision to be set.

19-54-BZ

APPLICANT—Henry George Greene, for William Dropkin, owner.

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the demolition of existing structures and to permit the parking and storage of motor vehicles on unbuilt upon plot.

PREMISES AFFECTED—349-359 West 27th street, north side, 163 ft. 9 in. east of 9th avenue (Block 751, Lots 9-14 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur P. McNulty and William Dropkin.

For Opposition: Harry Wallach, John De Angeli, Gloria Lucchesi, Alfred Wimmer, Marie Garbarino, Mrs. Joseph Lynch, Angelo Giannelli, William Giannelli, Rev. Robert Griswold, Samuel Mark and Ricardo Coccia.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954, at 10 A. M. for inspection and decision; hearing closed.

33-54-BZ

APPLICANT—Ingram S. Carner, for Curatola Bros., owner.

SUBJECT—Application January 19, 1954—(decision of the borough superintendent) under sections 21 and 19A of the zoning resolution, to permit in the business use, D area district portion of a lot located in a residence and business use district, the erection and maintenance of a business structure, using more than the area permitted, with entrance to loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—114-16 Rockaway boulevard, south side, 25.01 ft. west of 114th place (Block 11706, Lot 37), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner and Ralph Curatola.

For Opposition: Joseph T. O'Brien, Anthony Crepezzi, Vito Borea, Marietta Kahres and Mrs. E. Keiling.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954, at 10 A.M. for inspection and decision without further argument; hearing closed.

34-54-A

APPLICANT—Ingram S. Carner, for Curatola Bros., owner.

SUBJECT—Application January 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—114-16 Rockaway boulevard, south side, 25.01 ft. west of 114th place (Block 11706, Lot 37), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner and Ralph Curatola.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954, at 10 A. M. for inspection and decision in conjunction with Cal. No. 33-54-BZ.

73-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Rossbach Realty Corp., owner

SUBJECT—Application February 2, 1954—(decision of the borough superintendent) under sections 21 and 19A of the zoning resolution, to permit in a business use, D area district the erection and maintenance of stores, using more than the area permitted, and without the required loading berth.

PREMISES AFFECTED—2003-2009 Avenue U, north side, 25 ft. east of Ocean avenue (Block 7325, Lot 46), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and David Halpern.

For Opposition: Samuel J. Sussman, Sylvia Sternberg and Antonetta Infante.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Laid over to July 20, 1954 at 10:00 A. M. for inspection and decision without further argument; hearing closed.

118-54-BZ

APPLICANT—Robert Gottlieb, for Renato Sacchi and M. DeGregario, owners (Soundview Fireproofing, Clauson Auto Service Co., and Corer Service Station, Inc., lessees).

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence, retail and business use district the continuation of existing gasoline service station and accessory uses; and the continuation of existing motor vehicle repair shop and the parking and storage of more than five motor vehicles and the erection of a new quonset building for motor vehicles repairs (previously used as a junk yard); and the continuation of storage of contractor equipment and demolition of one story frame structure and erection of a one story metal structure for the storage of contractors equipment.

PREMISES AFFECTED—953-965 Colgate avenue and 1454 Bruckner boulevard, south side, from Colgate to Close avenues, Block 3648, Lots 20 and 35, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision; date for decision to be set.

126-54-BZ

APPLICANT—M. Martin Elkind for Pasqual Falcone, owner.

SUBJECT—Application February 24, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district the extension to existing dwelling without the required set back from street line, and without the required side yard.

PREMISES AFFECTED—102-02 217th place and 217-30 102nd avenue, southeast corner (Block 11094, Lot 19), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: M. M. Elkind.

For Opposition: Thomas J. Towers.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954 at 10:00 A. M. for inspection and decision without further argument; hearing closed.

150-54-BZ

APPLICANT—Lama, Proskauer and Prober, for William L. McDonald, and The Clareve Corp., owners.

SUBJECT—Application March 2, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit for a term of fifteen years in the retail use portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, store, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance nearer to residence use district than is permitted.

PREMISES AFFECTED—3951-3963 (3957 official) Laconia avenue and 1061-1071 East 224th street, northwest corner (Block 4871, Lots 1 and 72), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: C. J. Cammarata for N. Y. C. Housing Authority and Alfred Marer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Laid over to July 13, 1954 at 10:00 A.M. to be considered with Cal. #87-47-BZ on that date.

241-54-BZ

APPLICANT—Paul Resnick, for 120 East 66th Inc., owner.

SUBJECT—Application April 8, 1954—(decision of the borough superintendent) under section 19B(d) of the zoning resolution, to permit in a residence use district the erection and maintenance of a class A multiple dwelling, without the required space for the parking and storage of passenger automobiles.

PREMISES AFFECTED—114-120 East 66th street, south side, 150 ft. west of Lexington avenue (Block 1400, Lots 62-65 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: Paul Resnick and Bennett Rose.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 13, 1954 at 10:00 A.M. for consideration and decision without further argument; hearing closed.

13-53-BZ

APPLICANT—Harold J. Hughes, for Cortland Realty Co., owner (Phil Schoenberg, lessee).

SUBJECT—Application January 13, 1953 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—40-50 80th street, northwest corner of 41st avenue, (Block 1490, Lot 18), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: Alice M. Ressler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner Keating. 2

Negative: Commissioner Kleinert 1

Absent: Deputy Chief Connors 1

THE VOTE TO RECONSIDER—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE VOTE TO DISMISS FOR LACK OF PROSECUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 8, 1954 after due notice by publication in the Bulletin: laid over to June 29, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the decision of the borough superintendent, dated December 15, 1952 acting on Alt. Applic. 1076-52, reads:

"1. Use of premises located in a residence use district as parking lot for more than five cars is contrary to Art. II Sec. 3 of the Zoning Resolution.

2. Proposed application is contrary to B.S.A. Cal. 775-41-BZ and should be referred to the Board for consideration."

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and

WHEREAS, the case was called in due course and the applicant did not appear; several times during the morning hearing, and prior to adjournment the case was again called and there was no appearance by the applicant.

Resolved, that the application be and it hereby is *dismissed* for lack of prosecution.

684-53-BZ

APPLICANT—Irring M. Fenichel, for Ben Levee, owner.
SUBJECT—Application September 30, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs and office, with a buisness sign (pylon and clock).

PREMISES AFFECTED—3315 Hylan boulevard, southwest corner of Hopkins avenue, Block 4987, Lot 25, Bay terrace, Borough of Richmond.

APPEARANCES—

For Applicant: Irving M. Fenichel and Ben Levee.

For Opposition: Edw. Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice for further consideration after the construction of Willowbrook parkway. Premises and area have been inspected by a Committee of the Board.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

386-44-BZ—Vol. III

APPLICANT—Irring M. Fenichel, for Staten Island Linen Supply Inc., owner.

SUBJECT—Application October 22, 1953 (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the extension of permissible percentage of existing laundry in use and area, using more than the permitted area (previously granted by the Board, an extension using more than the area permitted).

PREMISES AFFECTED—420 Targee street, 31 Roff street, northwest corner and 32 Irving place (Block 642, Lot 1), Stapleton, Borough of Richmond.

APPEARANCES—

For Applicant: Irving M. Fenichel and Ben Levee.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 4, 1954, after due notice by publication in the Bulletin; laid over to May 25, 1954, for inspection and decision without further argument; applicant to file corrected plans and additional statement; then laid over for inspection and decision; date to be set; and then set for June 29, 1954; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Targee street, Roff street and Irving place are in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 22, 1953 acting on Alt. Applic. 201-53 and superseded by Alt. Applic. 201-53 dated January 18, 1954, reads:

"1. Exceeds permissible percentage of area coverage of Lot which is contrary to Article IV Section 14(C).

2. Extensions of proposed building involves the extension of present use which is contrary to Article II Section 4(A) Subd. 51."

and

WHEREAS, the applicant states that the premises consist of a plot, 24 ft., 110.95 ft., 158.87 ft. and 200 ft. frontage by 158.7 ft. and 200 ft. in depth, irregular, on which are located two frame dwellings, four frame garages and a laundry 115.87 and 110.95 ft. front by 100 ft. in depth, irregular, one and two stories, 12 and 20 ft. in height, of class 3 construction, used as a laundry and office, for which certificate of occupancy No. 6317-49 has been filed; that it is proposed to demolish the frame garage on westerly lot line on Delford street and erect a building 42 by 25 ft., one story, of class 3 construction, to be used as a boiler room; that it is further proposed to discontinue the use of present boiler room and to use this area for laundry purposes (sorting linens before and after laundering); and

WHEREAS, the applicant contends that it is intended to discontinue the use of the present boiler room and to use this area for extension of the classifying department; that this operation consists of assorting the several types of linens before and after laundering; that the purpose is not to provide for increased capacity of the laundry but to enlarge this department so as to balance the operation of the plant as a whole and thereby attain greater efficiency; that the existing boilers and accessory equipment, which have been in use for many years and which are inadequate and becoming obsolete, are to be replaced by new, oil fired boilers and accessory equipment in the proposed extension; that the existing smoke stack, which is approximately 70 ft. high, together with braces, guy wires, etc., are to be removed and the new boilers are to be of a type which merely require vents extending approximately 10 ft. above the roof; that the proposed changes to and extension of the plant will not include installation or use of any noisy or otherwise obnoxious equipment; and

WHEREAS, the applicant further contends that with reference to excessive coverage and, considering that segment of the lot on which it is proposed to construct the new boiler room extension, the area of the land is 25 ft. by 100 ft. or 2500 sq. ft.; permissible coverage, 70% or 1,750 sq. ft.; area of existing dwelling, 888 sq. ft., plus existing garage, to be removed; area of proposed extension, 1,050 sq. ft.; excessive coverage, 188 sq. ft.; that the extent of coverage beyond what is established by the zoning resolution is relatively slight, and it is requested that the Board grant the necessary modification so that the boiler room of sufficient size may be constructed; that the use of the proposed extension is permissible in a business use area such as this is, and is only contrary to the zoning resolution in that it is accessory to the laundry plant, but actually there is to be no laundry work carried on within the proposed extension; that the proposed extension will be of such design as to have no detrimental effect upon the neighborhood and will be operated and conducted, as is the existing plant as whole, in an orderly and clean manner; that the changes and extension proposed will not serve to increase the volume of work to be handled at the plant and is indispensable to the continued operation of the plant under efficient conditions; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 13, 1948, by adding thereto:

"* * * that in the event the owner wishes to extend the premises for the purpose of constructing a new boiler room for the use of oil burner equipment only for the laundry and to be erected as indicated on plans filed with this application marked 'Received October 22, 1953,' 5 sheets, as amended by plans marked 'Received May 14, 1954,' 1 sheet such proposed extension for boiler room may be permitted under section 7c to be located where shown and as proposed, to replace existing garage and to take the place of the existing boiler room, on

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condition that such existing boiler room shall be dismantled and the boiler stack removed, and the space used only as proposed as an extension of the classifying room; that the building shall not be further increased in height or area and there shall be no further extension to the adjoining premises whether owned by this owner or not; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution; that in all other respects the resolution above cited shall be complied with."

63-46-BZ—Vol. II

APPLICANT—Henry Nordheim for Durex Distributors, Inc., new owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II— for consideration as to change in building—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, battery and ignition repairing, lubratorium, office and auto laundry.

PREMISES AFFECTED—108-05 to 108-15 Rockaway boulevard, north side, 30 ft. east of 108th street, Block 11475, Lot 1, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: H. Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, on June 18, 1946 this application was granted by the Board on certain conditions, under section 7c of the zoning resolution, to permit in a business use district, the lawfully existing gasoline service station to be reconstructed and rearranged; and

WHEREAS, on June 24, 1947, June 15, 1948, June 21, 1949, June 20, 1950, June 26, 1951 and July 1, 1952 time was extended to complete work; and

WHEREAS, on March 2, 1954 the Board extended time to obtain permits and complete work; and

WHEREAS, the applicant requested reopening of this application and amendment of the resolution as to change in building; and

WHEREAS, this application was reopened on June 2, 1954 and set for hearing on June 29, 1954 at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, to consider revised layout of premises; and

WHEREAS, a public hearing was held on this application on June 29, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated June 18, 1954 acting on N.B. 139-54, reads:

"1. The extension of an existing non conforming use by the erection of a new building for car washing, greasing and gasoline service station is contrary to Art. II Sec. 4 of the Zoning Resolution."

and

WHEREAS, the applicant states that on January 7, 1954 he wrote requesting an extension of time to complete the work of altering the gasoline station at the subject premises and submitted a drawing which proposed a change of the type and shape of building; that at the hearing of March 2 the Board granted the extension of time but said nothing in the resolution regarding the building

proposed; that with the letter of January 7, 1954, he submitted a copy of the building as proposed but did not file seven copies which may have caused the oversight in acting on the request for a change of structure type; that he called at the department of housing and buildings to amend the application pursuant to resolution of March 2nd and the plan examiner would not act on the amendment for the reason that there were no plans showing the approval of the changed shape of building; that he has filed with this application seven sets of prints consisting of 3 sheets each, plot as existing, plot plan as proposed and plan and elevation of the proposed building; and

WHEREAS, the applicant states that no work has been completed but that the owner intends to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 18, 1946, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"* * * that in view of new decision by the Borough Superintendent, acting on N.B. Applic. 139-54, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this amended resolution."

and to amend the resolution by adding thereto:

"that the proposed location of the accessory building may be as proposed on revised plan marked 'Received May 13, 1954', on condition that in all other respects the resolution adopted June 18, 1946, shall be complied with; that pumps shall be not nearer than 15 ft. to the street building line."

569-46-BZ—Vol. II

APPLICANT—Abraham N. Horwitz, for Harry and Harriet Weiner, owners.

SUBJECT—Application November 4, 1953 (decision of the borough superintendent), under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the extension of existing structure (factory and warehouse), using more than the area permitted and without the required rear yard (previously granted by the Board, the change in occupancy from public garage to storage warehouse and office).

PREMISES AFFECTED—47-15 49th street, east side, 115 ft. south of 47th avenue (Block 2287, Lots 24 and 28), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Abraham N. Horwitz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 24, 1953 subject to regular procedure, to consider extension to existing building for the same use; and

WHEREAS, a public hearing was held on this application on June 2, 1954 after due notice by publication in the Bulletin; laid over to June 29, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 49th street are in a residence use, B area, class 1½ height district; 47th avenue is in residence and business use, B area, class 1½ height districts; and

WHEREAS, the decisions of the borough superintendent,

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dated October 16, 1953 and April 14, 1954, acting on N.B. Applic. 4172-53, read:

"1. The use of the premises as a factory and warehouse in a Residence Use District is contrary to Art. II Sec. 3 Zoning Resolution.

2. In a B district no non-residential building located in a residence district shall occupy at curb level more than 65% of the area of a lot if an interior lot Art. IV Sec. 12(b) Zoning Resolution.

3. The depth of a rear yard at its lowest level shall be at least 10' at such level Art. IV Sec. 12(a) Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. and 99 ft. frontage by 113.13 ft. and 151.22 ft. in depth, irregular, on which is located a building 99 ft. front by 110.99 ft. in depth, one story, 13 ft. in height, of class 3 construction, used as a warehouse and office, for which certificate of occupancy No. 78113-51 has been filed for lot No. 28; that it is proposed to erect an extension on lot No. 24, 40 ft. by 112 ft. 9 in. in depth, irregular, one story, 13 ft. in height, of class 3 construction, to be used as a warehouse and office; and

WHEREAS, the applicant contends that the Board, under Cal. 569-46-BZ, in September 1946 granted an application under section 7e of the zoning resolution for a term of five years, the change in occupancy from a public garage to storage warehouse and office, the premises located at 49-10 47th avenue, Queens, block 2287, lot 28; that thereafter, in September 1951 the Board by resolution reopened and extended the term of variance as follows: "that the term of this variance may be extended for a term of five years under section 7, subdivision e, to permit the occupancy as a paper storage warehouse and offices by a jobber of paper and twine, Spiro-Wallach Company, Inc., new tenant; on condition that the requirements of the resolution as adopted by the Board on September 17, 1946 shall be complied with in all other respects and that a new certificate of occupancy shall be obtained (Alt. Applic. 2056-46)"; that a new certificate of occupancy has been obtained and is filed with this application and the premises are now occupied by said lessee; that by reason of the nature of and the increase in business conducted by the lessee and the requirement for space to store their products, the owner proposed to erect on the vacant plot, block 2287, lot 24, an extension of the existing building; that the premises will be occupied solely and wholly by the said lessee in the operation of their paper and twine business; that the use zone was changed from unrestricted to residence in 1924 and the area zone from B and C to B on July 20, 1953; that in view of the foregoing, it is felt that the continued operation of the business with the proposed extension, under such safeguards as the Board may require, would be in harmony with the general purpose and intent of the zone resolutions; and

WHEREAS, the applicant states the owner has held title to the property since May 25, 1929 for lot 28 and since May 1951 for lot 24, and further states the assessed valuation of land is \$12,000 and for buildings \$36,000, making a total of \$48,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted for the proposed use under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on September 17, 1946, as thereafter amended by resolutions adopted through September 25, 1951, by adding thereto:

"that in the event the owner desires to lease the premises for a paper warehouse, substantially as proposed and as indicated on plans filed with this application marked 'Received November 4, 1953' (1 sheet), 'February 17, 1954' (5 sheets) and 'March 18, 1954' (1 sheet), such use may be permitted for a term of ten (10) years from the date of this amended resolution, and the building may be extended as proposed and indicated on

such plans, on condition that the building shall not be further extended in height or area than as proposed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such fire-fighting equipment shall be installed as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution."

781-46-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 229 Pulaski St. Corp., owner (Eskay Carpet Co., lessee).

SUBJECT—Application February 15, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the change in use from paper box manufacturing on the 1st and 2nd floors (previously granted by the Board), to storage and distribution of floor tile, metal shapes, adhesives and loading and unloading on 1st floor, and on the 2nd floor to manufacture of counters, bars, tables, polishing, drilling and cutting of metal shapes, storage and wrapping of metal shapes and floor tile.

PREMISES AFFECTED—235-243 Pulaski street, north side, 264 ft. 6 in. east of Throop avenue (Block 1773, Lot 64), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3

Negative 0

Absent: Deputy Chief Connors: 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on March 9, 1954 subject to regular procedure, to consider new use; and

WHEREAS, a public hearing was held on this application on June 2, 1954 after due notice by publication in the Bulletin; laid over to June 29, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; Pulaski street is in residence and business use, C area, class 1 height districts; Throop avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 4, 1954 acting on Alt. Applic. 56-54, reads:

"1. The change of use from paper box manufacturing in 1st & 2nd floors to storage and distribution of floor tile, adhesive, metal shapes, etc., loading and unloading on 1st floor, and manufacture of counters, bars, tables, etc. on second floor employing the following machines: cutting, polishing, grinders, jointers, table saw and punch press, is in violation in a residential zone of Art. II, sect. 3 of the Zone Resolution.

Note: (Paper Box manufacturing use approved by B. S. A. conditionally 781-46-BZ.)"

and

WHEREAS, the applicant states that the premises consist of a plot, 95 ft. 3 in. frontage by 100 ft. in depth, on which is located a two story brick building of class 3 construction, having a frontage of 94 ft. 7 in. on Pulaski street, 94 ft. 7 in. on the northerly lot line, 100 ft. on the easterly lot line and 100 ft. on the westerly lot line; that the easterly portion of the building designated as "A" was erected before 1898 as a stable for more than five horses; that in 1898 under Alt. 1999-1898 that portion on the westerly side designated as B was erected as an addition to the then existing two story

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stable; that in 1925 the easterly portion of the building designated as A under Alt. 1038-1925 was converted to a public garage and the portion on the westerly side designated as B remained a stable for more than five horses; that in 1933 under Alt. 228-1933 the entire building was converted to bottle storage and certificate of occupancy No. 72899 was issued; that in 1946 under Alt. 4193-1946 and a variance of the Board under Cal. No. 781-46-BZ, the building was converted on the 1st floor to paper box manufacturing and 2nd floor paper box manufacturing, for which uses certificate of occupancy No. 119311 was issued; that it is proposed to change the use of the building from paper box manufacturing on the 1st and 2nd floors to storage and distribution of floor tile, metal shapes, adhesives and loading and unloading on the 1st floor, and to the manufacture of counters, bars, tables, polishing, drilling and cutting of metal shapes, storage and wrapping of metal shapes and floor tile on the 2nd floor; and

WHEREAS, the applicant contends that these uses will not provide any obnoxious odors, noise or fumes and will not affect the residential aspect of the area anymore than its past uses since 1898; that the building has always been occupied by a non-conforming use and the proposal will not present any external evidence of its use; that the building is adjoined to the west by a three story factory and to the east by a vacant lot under the same ownership; that the northerly wall of the building will be unpierced; that therefore none of the adjoining properties to the west, north or east can be affected, and to the south directly across the street a two story factory now occupies the lot; that Pulaski street is not residential in character due to the many non-conforming uses now in the affected area; that block 1773, lot 69 contains a factory, lot 72, loft and lot 1 a store; block 1771, lots 15 and 1 contain a factory and store; and

WHEREAS, the applicant states that the present owner has held title to the property since January 8, 1947; that the assessed valuation of land is \$15,500 and of the buildings \$56,500, making a total of \$72,000; that the building was erected before 1898; and

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 27, 1947, by adding thereto:

"that in the event the owner desires to change the occupancy of the first and second floors, such change may be permitted substantially as proposed and shown on plans filed with this application, marked 'Received February 15, 1954' (7 sheets), on condition that the resolution above cited shall be complied with in all other respects; that the building and occupancy shall not be further extended; that such fire-fighting equipment shall be maintained as the fire commissioner may require; that the existing doorway to the adjoining lot under the same ownership shall be removed in the event the borough superintendent upon inspection finds the structure is unsafe; that there shall be no additional windows installed in the rear of the building; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this amended resolution."

866-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Isadore Golub and Charles Saul Shapiro, owners.

SUBJECT—Application November 17, 1953 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a retail and residence use district, the extension in use and area of existing gasoline service station (lot 29), lubritorium, auto laundry, motor vehicle repair shop, parking and storage of motor vehicles and office (previously granted by the Board), and to permit the demolition of all buildings on lots 26 and 28, except concrete block (carpenter shop), to be used for storage of auto accessories, and to permit the addition of four 550 gallon gasoline storage tanks and two dispensing pumps.

PREMISES AFFECTED—108-01 to 108-13 Atlantic avenue

and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lots 26, 28 and 29), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on December 1, 1953 subject to regular procedure, to consider extension of area and use; and

WHEREAS, a public hearing was held on this application on June 8, 1954 after due notice by publication in the Bulletin; laid over to June 29, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 108th street are in retail and residence use, D area, class 1 height districts; Atlantic avenue is in a retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated November 4, 1953 acting on Alt. Applic. 2308-53, reads:

"1. Proposed extension is contrary to B.S.A. Cal. #866-48-BZ and should be referred to the Board for their consideration.

2. Proposed extension of an existing gasoline station, lubritorium, minor repairs, auto laundry, office, parking of more than five (5) motor vehicles waiting to be serviced to—gasoline service station, lubritorium, minor repairs, auto laundry, office, parking and storage of motor vehicles and parking of cars waiting to be serviced and storage of auto accessories on premises located partly in a Retail and partly in a Residence use district is contrary to Art. II Sect. 3 and sect. 4-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 140.01 ft. and 106.37 ft. frontage by 106.37 ft. in depth, irregular; that the part of the site at the corner having a frontage of 80.01 ft. on Atlantic avenue and 106.37 ft. on 108th street was originally developed with 28 one-car garages erected in 1919 and 1920 under N.B. Applic. No. 1786 of 1918, N.B. 3288 of 1919, N.B. 4962 of 1919 and N.B. 1995 of 1920; that the rear of this lot was also developed with a one story carpenter shop erected under N.B. 2074 of 1922; that these uses were removed and under N.B. 5526 of 1948 and a variance granted by the Board under Cal. No. 866-48-BZ, a new gas station was erected consisting of eight 550 gallon storage tanks, four dispensing pumps and an accessory building having a frontage of 64 ft., a depth of 33 ft. and containing the uses of lubritorium, car wash, minor auto repairs and office; that the rear part of the site was permitted to be used for parking and storage of motor vehicles and parking of cars waiting to be serviced; that certificate of occupancy No. Q88377 was issued for these uses; that the part of the site fronting 60 ft. on Atlantic avenue and 80.01 ft. east of 108th street is now developed with a 40 ft. by 30 ft. frame store building and a one story concrete block one car garage having a frontage of 10 ft. and a depth of 18 ft., that there is no record in the building department for the stores or garage; that there is also a rear building having a frontage of 30 ft., a depth of 50 ft., of class 3 construction, one story in height and occupied as a carpenter shop erected under N.B. 5764 of 1921, for which no certificate of occupancy is indicated; that it is proposed to secure a variance for a period of 15 years in order to maintain the present gas station, lubritorium, car wash, minor auto repairs, office and parking and storage of motor vehicles and cars waiting to be serviced on that part of the site having

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a frontage of 80.01 ft. on Atlantic avenue; that it is further proposed, on that part of the site having a frontage of 60 ft. on Atlantic avenue, to remove the present one car garage building, remove the frame store building and convert the rear 30 by 50 ft. concrete block building to the use of the storage of auto accessories on conjunction with the present gas station; that it is further proposed to extend the gas station to a combined frontage of 140.01 ft. on Atlantic avenue and add four additional 550 gallon tanks and two additional dispensing pumps; and

WHEREAS, the applicant contends that the removal of the old one car garage and frame stores will further improve the appearance of Atlantic avenue at this point; that Atlantic avenue is a main auto highway leading east and west across Long Island; that Atlantic avenue has not changed in character since the granting by the Board of the original variance for a gas station on the site; that the entire frontage of Atlantic avenue in the affected area has been changed from a residential to a retail zone, proving that Atlantic avenue is of such character as to be unusable for residential development; that there are sufficient stores in the area for public requirements; that the proposed use of storage of auto accessories is a permissible use in a retail zone and will replace the present carpenter shop, which is a non-conforming use; that the present landscaped area and picket fence will be maintained on the rear lot line and the block will not therefore be affected; that lot 22, adjoining to the north, has the rear part of said lot developed with a private garage and lot 25 to the east is developed with a store and dwelling building; that at this time block 9393, lot 6 is developed with a gas station and block 9388, lot 5, with a factory; that although 6.37 ft. at the rear of the original site as granted by the Board is in a residence area, this part of the site is not used for gas station purposes, but is maintained as a landscaped plot; and

WHEREAS, the applicant states that the present owner has held title to the property since April, 1950 for a lot 29 and since December 24, 1952 for lots 26 and 28; that the assessed valuation of land is \$12,700 and of the building \$29,400, making a total of \$42,100; that the building was erected in 1952; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 8, 1949, as amended through February 5, 1952, by adding thereto:

"that the area of the premises may be enlarged, substantially as proposed and as indicated on plans filed with this application, marked 'Received November 17, 1953' (5 sheets), and to permit the use of the building as proposed to be constructed as thereon shown and to permit the omission of the planting and fence at the point where the new portion of the premises joins the existing portion at the northeasterly corner, for a term of fifteen years, for the entire premises as previously and herein granted under Sections 7f, h and i, *on condition* that there shall be erected a curb along the building line of 108th street from the rear property line to a point opposite the front of the existing accessory building to prevent entrance or exit to 108th street; that such curb shall be of concrete masonry not less than one foot in height; that there shall be no windows opening in the proposed altered building for storage of auto accessories to the adjoining premises to the north and east; that from such building to the street line of Atlantic avenue there shall be maintained a steel picket fence on a masonry base as previously required for the smaller sized plot; that where not occupied by building, the premises shall be paved with concrete or asphaltic pavement, as proposed; that such building in all other respects shall comply with all laws, rules and regulations applicable thereto; that there shall be no cellar under such building; that the exterior of building may be of stucco; that there may be four additional gasoline storage tanks as proposed, making a total

of twelve (12) such tanks; that the location of pumps may be as indicated on plans above cited; that there may be a new curb cut to Atlantic avenue not over 30 ft. in width as proposed and shown, not nearer than 5 ft. to the side lot lines as prolonged; that the sidewalk and curbing around the premises shall be constructed or repaired to the satisfaction of the borough president; that the parking and storage of motor vehicles awaiting service may be extended as proposed into a portion of the extended area; that in all other respects the requirements of the resolutions above cited shall be complied with; that all permits, including a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution."

896-49-BZ—Vol. II

APPLICANT—Paul Friedman, for Sun Oil Company, owner.

SUBJECT—Application January 25, 1954 (decision of the borough superintendent), under sections 7f and 7e of the zoning resolution, to permit in the business use district portion of lot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto washing, lubrication, storage and sale of accessories and office (previously denied by the Board on a larger site).

PREMISES AFFECTED—135-45 Cross Bay boulevard, northeast corner of Pitkin avenue (Block 11512, Lot 27), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating 3

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on March 16, 1954 subject to regular procedure, on alleged new and different facts; and

WHEREAS, a public hearing was held on this application on June 2, 1954 after due notice by publication in the Bulletin; laid over to June 29, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Pitkin avenue are in residence and business use, D area, class 1 height districts; Cross Bay boulevard is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 8, 1954 acting on N.B. Applic. 4750-53, reads:

"1. Proposed use of premises located partly in a business and partly in a residence use district as a gasoline service station, accessory sales, auto washing, lubrication and office is contrary to Article II Sec. 3 and Article II Sec. 4a-46 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 98.99 ft. in depth, irregular, presently vacant; that the portion of the property within 100 ft. of Cross Bay boulevard is zoned as a business use district and the small remainder in the rear is in a residence district; that the area and height designations have not been changed since July 25, 1916; that as of July 25, 1916 all of the property was zoned for residence use; that the present business designation, now in effect for the portion of the property within 100 ft. of Cross Bay boulevard was established on April 15, 1926; that no zoning amendment relating to this property is pending at the present time; that it is proposed to erect and

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maintain for a term of 15 years a gasoline service station, auto washing (non-automatic), lubrication, office and auto accessories, entirely within the business use district portion of the plot; and

WHEREAS, the applicant contends that the subject premises is zoned for business use except for a tiny irregular strip in the rear which is zoned for residence use; that no portion of the proposed building or use will be located within the residence use district portion of the plot; that there is no economic demand for the construction of an ordinary business use at the subject premises as the local stores and the main shopping center for the area adequately serve the neighborhood; that the residential portion of the neighborhood, which does not include Cross Bay boulevard, is almost entirely developed with one-family homes, so that no increased residential support for additional stores may be anticipated reasonably in the foreseeable future and the maximum store rentals obtainable would be insufficient to yield a reasonable return on the investment; that there is an economic demand for the use of the subject premises as a gas station, as Cross Bay boulevard is a principal traffic artery carrying a heavy volume of through traffic; that the proposed use would be in conformity with the character of the area; that within the area of notification, there are 3,381 front feet of property, approximately 70% of which is zoned for business and approximately 30% for residence; that practically all of the residence-zoned property in the area of notification is used for residence, the only exception being the auto parts occupancy in block 11372, lot 31; that the business-zoned property in the area of notification is used as follows: non-conforming uses, 43%; vacant 35%; conforming uses, 22%; that included in the conforming uses are 230 front feet of conforming automotive uses; that all of the non-conforming uses are automotive, so that 53% of the business zoned area is used for automotive uses; that these uses are as follows: block 11372, lot 31—motor vehicle repair shop and sale of auto parts; lot 39, gas station; lot 46, sale of auto parts and lot 80, gas station; block 11373, lot 75—automatic auto laundry; block 11406, lot 32—gas station; block 11409, lot 10, automobile showroom, motor vehicle repair shop and auto parking; block 11529, lot 25, used car sales; lot 41, and lot 46, sale of auto parts and garage; that a grant of this application would eliminate a vacant, weed-covered lot and would result in the construction of an attractive, parkway type gas station, suitably landscaped and fenced and would also eliminate the unauthorized dumping of refuse; that it would provide more light and ventilation for surrounding residential properties as the structure would occupy considerably less area and bulk than a conforming use structure; that a conforming use building could be built to occupy an area of 11,750 sq. ft. or 59% of the area whereas the proposed building would occupy less than 7%; that a multi-stories, conforming use building could be erected to a height of 87½ ft. whereas the proposed structure would be limited to one story, 19 ft. 6 in. in height; that it would promote public safety, as the proposed structure, set back 115 ft. from the intersection of Cross Bay boulevard and Pitkin avenue, would give clear visibility to traffic; that the residential development east of the premises is already buffered to a large extent by their own existing garages at the rear of their lot lines; that further safeguards would be provided through the construction of iron picket fences along the lot lines and along the Pitkin avenue building line and the maintenance of seeded and landscaped areas within the fence lines; that a grant of this application would have no adverse effect upon real estate values or fire insurance rates of nearby properties; and

WHEREAS, the applicant states that the present owner has held title to the property since June 1, 1951 and that the assessed valuation of land is \$28,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which took note of the existing gasoline stations in the area which are generally on the west side of Cross Bay boulevard and also noted the comparison of the new proposal as against the application the Board denied under Vol. I and under the circumstances the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification

for the exercise of discretion to grant a zoning variance under Section 7, subdivisions f and e of the zoning resolution

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 4750-53, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

37-50-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Renato Sacchi and M. DeGregorio, owners.

SUBJECT—Application February 5, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the extension in area of existing gasoline service station (previously granted, an extension by Board), to be used for the parking and storage of motor vehicles, for a term of five years.

PREMISES AFFECTED—1499 Bruckner boulevard, northwest corner of Wheeler avenue (Block 3712, Lots 1, 5 and 75), Borough of the Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on February 24, 1954 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on June 15, 1954 after due notice by publication in the Bulletin; laid over to June 29, 1954 for further consideration and decision by the Board after applicant has submitted information as to ownership of part of lot 1; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Bruckner boulevard and Wheeler avenue are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 8, 1954 acting on Alt. Applic. 1204-53 and superseded by Alt. Applic. 1204-53 dated April 22, 1954, reads:

"1. Board of Standards and Appeals variation granted under Cal. 37-50-BZ dated June 13, 1950 and amended Oct. 14, 1953 has expired.

2. Proposed increase in parking area to include all of lot 1 and all of lot 75 is contrary to Board of Standards and Appeals Resolution quoted above and sections 3 and 4-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 110 ft. frontage by 143 ft. in depth, irregular, on which is located a gasoline service station; that it is proposed to use the additional lot (75) and part of lot 1, formerly part of lot 5, for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that in 1931, when the area was unrestricted, the present owners erected a metal gas station under N.B. 951-1931, certificate of occupancy No. 265-1936, on lots 1 and 5; that the zone was changed to business on June 10, 1932 and then on April 26, 1945 to residence; that on January 1950 an application was filed for a variance to allow the proposed modernization and rebuilding of the old station, which was granted June 13, 1950 for lots 1 and 5; that the station has now been completed, but the owners find that the parking space at the north end is too small, so that it is proposed to use lot 15, which they now own, for additional storage and parking of passenger cars; that this application is based on section 7h of the zoning resolution, to permit the extension of the park-

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ing area, for a term of five years; that there have recently been erected about one block to the north, several apartment houses without enough parking space for tenants' cars; that the additional lot will accommodate about 20 additional cars; that it is proposed to install a 5 ft. high chain link wire fence all around the added portion of the lot and to surface it with asphalt; that the neighborhood would not be materially damaged by the additional parking space and the parking would be limited to passenger cars only; and

WHEREAS, the applicant states that the present owner has held title to the property since June, 1931 for lots 1 and 5 and since July, 1944 for lot 75; that the assessed valuation of land is \$25,300 and of the building \$11,500 making a total of \$36,800; that the building was erected in 1931; and

WHEREAS, this application was laid over for the applicant to furnish the Board additional information, particularly as to the portion of the premises formerly known as lot 5, which is now proposed to be used for parking; in addition to the parking use as previously permitted on lot 1, as well as the proposed lot 75; and

WHEREAS, the applicant has furnished the Board with a photostat of the deed, showing that the ownership is within the present owners of lot 1; and

WHEREAS, the representative of the owner of the adjoining premises, Pappys Motors, Inc., stated verbally to the Board at the prior hearing that his owner no longer claims the ownership of the rear portion of such lot 5 on which the Board permitted the owner, Pappy's Motors, Inc., to erect a repair shop which has not been erected.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 13, 1950, as thereafter amended by resolutions adopted October 14, 1953, by adding thereto:

"* * * that for a term of five years under section 7h the parking use may be extended to the balance of Lot 1, including that portion of the premises now known as part of Lot 1, formerly a part of Lot 5, and to Lot 75, for cars of the passenger type only, *on condition* that entrance and exit to such portion of the premises, including Lot 75, shall be by the existing curb cut entrances to the gasoline service station without additional entrances to Wheeler avenue as shown on plans marked 'Received February 5, 1954' (3 sheets); that the requirements of the resolution as to the erection of a woven wire fence 5 feet 6 inches in height, shall apply to the extension of the premises herein permitted to be used for parking, and similar fences shall be constructed on the interior lot lines and street building line of Wheeler avenue, carrying out these requirements and those of the resolution above cited; that such portions of the premises where permitted for parking use shall be leveled substantially to the grade of the abutting street and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that bumpers shall be maintained against the fences for protection thereto; that a new certificate of occupancy shall be obtained; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution."

164-52-BZ

APPLICANT—Anthony Carrello, owner.

SUBJECT—Application reopened June 2, 1954 for consideration as to extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a business building (restaurant and store).

PREMISES AFFECTED—158-24 Brinkerhoff avenue, southwest corner of 159th street, Block 12162, Lot 34, South Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Anthony Carrello.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, on June 17, 1952, this application was granted by the Board on certain conditions under section 7e of the zoning resolution, to permit in a residence use district, for a term of ten years, the erection of a one-story store building with show windows facing on Brinkerhoff avenue; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation; and

WHEREAS, this application was reopened on June 2, 1954 and set for hearing on June 29, 1954 at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; time to complete expired June 17, 1953; and

WHEREAS, a public hearing was held on this application on June 29, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated May 12, 1954 acting on N.B. Applic. 591-52, reads:

"1. Request for renewal of the above application originally granted under Cal. No. 164-52-BZ on 17 June 1952 and expired one year thereafter must be made to the B. S. A."

and

WHEREAS, the applicant states that he has recently constructed a foundation but inasmuch as the time to complete expired on June 17, 1953, any permit issued by the borough superintendent was of no effect.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 17, 1952, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"* * * that in view of statement by applicant that he constructed the foundation after the time to complete under Section 22A had expired, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (N.B. Applic. 591-52, Objection dated May 12, 1954)

316-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Feldstein Realty Corp., owner.

SUBJECT—Application January 25, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a business use district the extension to existing building to be used for furniture manufacturing with power saws, storage, spraying, and showroom and offices (previously withdrawn).

PREMISES AFFECTED—2667-2677 Fulton street, 95-105 New Jersey avenue, northeast corner and 96-100 Vermont street (Block 3661, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

MINUTES

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on February 9, 1954 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on June 8, 1954 after due notice by publication in the Bulletin; laid over to June 29, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Fulton street and New Jersey avenue are in a business use, C area, class 1 height district; Vermont street is in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 6, 1954 acting on Alt. Applic. 4582-53, reads:

"2. Proposed use of power saws in the manufacture of furniture is considered a "saw mill" in a business use district is contrary to Art. II Sect. 4(a) subsection 31 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 200 ft. in depth, irregular, presently developed with a basement, two story and attic masonry building of class 3 construction, having a frontage of 72 ft. 11 in. and a depth of 60 ft. 8 in.; that the building was erected before 1911 and the earliest records of the department of housing and buildings indicate an Alt. Applic. 3014 of 1911, the use of the building being given as public school No. 61; that the building was further altered under Alt. 1540 of 1945 and converted to the use of assembly, spraying, finishing and storage of furniture and offices, and light manufacturing of smoking pipes; that the 21 ft. by 26 ft. 7 in. building was originally used for toilet purposes for the school and is now being used for furniture and stock storage; that certificate of occupancy No. 114099 was issued for these uses; that it is proposed to alter the present building and erect a new extension at the rear, having a frontage of 23 ft. 1 in. on Fulton street and a depth of 100 ft., to be one story in height, of class 3 construction and will be used for furniture manufacturing, storage, spraying of furniture and showroom and offices; and

WHEREAS, the applicant contends that all of the proposed uses are legal in a business zone and the proposed manufacturing of furniture is also a conforming use; that in connection with the manufacturing it is proposed to use two power bench saws, one band saw, one shaper, one double cutoff and one router; that of all these machines, the department of housing and buildings has decided that the power saws are in contravention of section 4(a), subdivision 31 of the zoning ordinance which reads "Saw or planing mill or Lumber Yard"; that the power saws proposed, with blades 10 in. in diameter, certainly do not convert manufacturing of furniture into a saw mill, these saws being incidental to furniture manufacturing; that the business of this owner is not to convert tree trunks into lumber as would be done in a saw mill or to convert large timbers into boards and stock lumber shapes; that the proposed saws form a very small percentage of all the operations performed in this type of furniture manufacturing and the blades only have a diameter of 10 in.; that the open part of the site will be used for loading and unloading, so that all trucks will be kept off the street and the community will not be affected; that space will also be reserved for the parking of employees' and patrons' cars so that no traffic or parking condition will be created by this proposal; that no openings are proposed in the lot line walls so that no dust, noise or odors will be emitted; that Fulton street is developed with an elevated railroad which renders this street unusable for anything but a non-conforming use; that there are other non-conforming uses within the affected area as follows: block 3669, lot 20, gas station and block 3670, lot 18, gas station; and

WHEREAS, the applicant states that the present owner has held title to the property since May 11, 1946; that the assessed valuation of land is \$16,500 and of the buildings

\$26,000, making a total of \$42,500; that the building was erected prior to 1911; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the applicant changed the basis of his application from Section 7, subdivision e to Section 7, subdivision c; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the installation and use of one 10 in. cut off saw, as proposed, for incidental use only in connection with the business on the premises, *on condition* that the proposed building and existing building and all uses on the premises shall in all other respects comply with all laws, rules and regulations applicable thereto and that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

624-53-BZ

APPLICANT—Leonard F. Rothkrug, for Harry I. Williams, owner.

SUBJECT—Application August 18, 1953 (decision of the borough superintendent), under section 19A(j) of the zoning resolution, to permit in a residence use district an entrance to loading and unloading space, nearer to the intersection than permitted.

PREMISES AFFECTED—132 Dwight street, southwest corner of Dikeman street, Block 588, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dept of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 29, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, A area, class 1½ height district; Dikeman street is in residence and local retail use, A area, class 1½ height districts; Dwight street is in residence, local retail and manufacturing use, A area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 27, 1953 acting on N.B. Applic. 1210-52, reads:

"1. Proposed entrance doors for loading and unloading located on Dikeman St. & within 50 ft. of the street intersection of Dwight St. is contrary to Art. 4 Sect. 19A(i) of the zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 30 ft. frontage by 90 ft. in depth, on which is located a building 28.75 ft. front by 88.75 ft. in depth, one story, 16.5 ft. in height, of class 3 construction, used as offices and storage of paint supplies, ladders and scaffolds; that it is proposed to permit the loading and unloading space to be maintained in present location; and

WHEREAS, the applicant states that on July 25, 1916 the premises was located entirely in an unrestricted use, A area, class 1½ height district and was rezoned to its present designation on February 10, 1953; and

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WHEREAS, the applicant contends that the owners of the subject premises previously occupied a building located at 96 Dwight street and were forced to relocate by reason of the condemnation for Red Hook houses; that the premises under consideration was purchased on May 28, 1952 and plans were filed under N.B. 1210-52 for the erection of a one story building; that the plans were approved and work was completed in accordance therewith; that upon applying for a certificate of occupancy, it was revealed that an objection should have been raised, at the time the plans were first submitted, to the proposed entrance doors for loading and unloading, located contrary to Art. IV, section 19-A(1) (it is to be noted that section 19-A became effective June 30, 1952); that temporary certificate of occupancy No. 134981 was issued March 17, 1953 and expired June 15, 1953 and violation order No. 2057-53 states that the premises are being used without a certificate of occupancy; that the subject building has two remotely located entrances for off street loading and unloading; that one is situated on Dwight street, 74 ft. 11 in. southerly from the corner formed by the intersection of Dikeman and Dwight streets, being 12 ft. by 12 ft., with a 13 ft. curb cut onto Dwight street, and having a wood overhead door; that the other entrance is situated on Dikeman street, 15 ft. 1 in. westerly from the corner formed by the intersection of Dikeman and Dwight streets, being 10 ft. 8 in. by 12 ft. with a 13 ft. curb cut onto Dikeman street, also having a wood overhead door; that although section 19-A as amended does not require any loading berths for this building, the location of access to unrequired loading berths must comply with paragraph (h) (3), and the Dikeman street entrance is therefore in violation of the zoning resolution; that since the plot has only a 30 ft. frontage on Dikeman street, it would not be possible to now legally locate an opening on Dikeman street without application to the Board; that the building, which was completed in accordance with plans approved by the department of housing and buildings in error, is so arranged that both entrances for off street loading and unloading are necessary, and a great hardship would be imposed upon the owners if they were now forced to rearrange the building and close the Dikeman street opening; that although the premises have recently been rezoned from an unrestricted to a residence use district, because of the nearby Red Hook housing project, there is very little pedestrian traffic along Dikeman street in front of this building, and the surrounding area is only sparsely developed; and

WHEREAS, the applicant further contends that the existing building is legal in answer to objection No. 6, in that all work was completed in accordance with approved plans filed with the department of housing and buildings; that upon application for a certificate of occupancy it was noted that the plans were approved in error only so far as an exit for loading was permitted within 50 ft. from the intersection of Dwight and Dikeman streets; that this application is made only to obtain approval for the existing condition; and

WHEREAS, the applicant states that the present owner has held title to the property since May 28, 1952; that the assessed valuation of land is \$2,800 and of the buildings \$12,200, making a total of \$15,000; that the building was erected 1953; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19A Subdivision j, of the zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 19A, sub-division j, to permit the continuance of the existing door to the loading space, substantially as proposed and as indicated on plans filed with this application marked "Received August 18, 1953," 1 sheet, and "May 14, 1954," 3 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

691-53-BZ

APPLICANT—Irving M. Fenichel, for Ben Levee, owner.

SUBJECT—Application September 30, 1953 (decision of the borough superintendent), under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district, the extension to existing structure (restaurant, bar and cabaret), with a canopy projecting into setback area, and to permit the off-street parking of motor vehicles on un-built upon portion for patrons and employees, and to permit the erection of a business sign.

PREMISES AFFECTED—3333 Hylan boulevard, northwest corner of Sprall avenue (Block 4987, Lot 1), Bay Terrace, Borough of Richmond.

APPEARANCES—

For Applicant: Irving M. Fenichel and Ben Levee.

For Opposition: Edw. Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 11, 1954 after due notice by publication in the Bulletin; laid over for inspection and decision without further argument; date of decision to be set; then set for June 29, 1954; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Hylan boulevard and Sprall avenue are in a residence use, E area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated August 31, 1953 acting on Alt. Applic. 137-53 and superseded by Alt. Applic. 137-53 dated January 4, 1954, reads:

"1. Parking lot in residential district is contrary to Article II Section 3 of the Zoning Resolution and Rules and Regulations filed by the Commissioner of Housing and Buildings on May 6, 1948 with the City Clerk.

2. Present building now on old Lot #1, which was 40 x 100, cannot be extended. Extension of a prior use is contrary to Article II Section 3 of the Zoning Resolutions.

3. Erection of a business sign in Residential Area is contrary to Article II Section 3 Sub-division 9d of Zoning Resolution.

4. Canopy projecting into setback area is contrary to Article IV Section 15 Subdivision d of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 190 ft. frontage by 137 ft. in depth, on which is located a building 36.25 ft. front by 55 ft. in depth, one story in height; that it is proposed to demolish the frame one-car garage and extend the existing structure to have a frontage of 80 ft. by 100 ft. in depth, irregular, one story in height, of class 3 construction, to be used as a restaurant, bar and cabaret; that it is further proposed to use open plot for parking of patrons' and employees' cars; and

WHEREAS, the applicant contends that Hylan boulevard is 100 ft. wide and is used as a direct route to Pennsylvania turnpike, etc.; that property facing on Hylan boulevard, for a considerable distance beyond the affected area, has not been developed for residential use except for a few old residences located at a considerable distance from the affected area; that the property in question, as well as surrounding property, has remained unimproved along conforming lines because there is neither a demand nor incentive for such improvement; that there is no restaurant within 1.55 miles to the south and 1.45 miles to the north of the property in question and there is a definite need for a restaurant at this location; that the need for enlargement of the present restaurant is largely due to the considerable increase in automobile traffic on Hylan boulevard; that it is proposed to provide for off-street parking

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facilities in connection with the restaurant, which will result in the avoidance of interference with traffic on the highway; that the existing building, used as a restaurant, was constructed in 1930 of class 4 construction and has been used as such ever since; that the present structure is to be very materially improved in appearance and the entire land surrounding the restaurant building and parking area will be attractively landscaped; that the exterior of the existing building and the new extension will be designed so as to be in harmony with a residential atmosphere; that the new extension will be of class 3 construction; that as the property in question is not suited for improvement in conformity with the zoning resolution, the owner is deprived of the reasonable use of his property and is subject to unnecessary hardship; that relief is requested as the proposed improvements will not affect the public health, safety or general welfare; and

WHEREAS, the applicant states that the present owner has held title to the property since January 11, 1941 (former lot No. 1) and since March 17, 1949 (former lot No. 22); that the assessed valuation of land is \$6,200 and of the buildings \$5,200, making a total of \$11,400, and that the building was erected 1930; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board in conjunction with Cal. 684-53-BZ, and the committee recommends that the application should be granted to permit an extension of the existing restaurant building; and

WHEREAS, the rules referred to in objection 1 are unlawful as adopted under section 885 of the New York City charter under decisions of the Court of Appeals as to the permissive application of such section and as written, do not apply in a residence use district; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e and h, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision e, and h for a term of fifteen years, to permit the extension of the existing restaurant building substantially as proposed and as indicated on plans filed with this application marked "Received September 30, 1953," 7 sheets, and to permit, in the area proposed to be left vacant, parking, of cars belonging to employees and patrons provided there shall be erected on the interior lot lines a masonry wall or woven wire fence of the chain link type continuously where walls of buildings do not occur or are proposed; that the premises shall be landscaped except for such portions as proposed for parking; that parking areas shall be surfaced with clean gravel or steam cinders and treated with a binder; that entrances to such portion of the premises from Hylan boulevard may be where shown, not exceeding 12 ft. in width each; that complete working drawings shall be submitted to the Board for further consideration as to landscaping of premises and signs and the arrangement of design of the building before permits are requested from the Borough Superintendent; that such plans shall be submitted within two (2) months of this resolution and after approval and compliance with law other than as herein permitted and the imposition of conditions and regulation of signs all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

784-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J.R.V. Building Corp., owner.

SUBJECT—Application October 28, 1953 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit, in the residence use portion, the maintenance of existing class 5 building used for the manufacture of cast stone and the storage of cut stone in the open portion of lot; and to permit new curb cuts in the residence use district portion of lot (lot in residence and unrestricted use district).

PREMISES AFFECTED—2266-2284 59th street and 5902-5912 23rd avenue, southwest corner (Block 6548, Lot 34), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Domenik Lomuscio.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 2, 1954 after due notice by publication in the Bulletin; laid over to June 29, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 59th street are in residence and unrestricted use, C area, class 1 height districts; 23rd avenue is in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 23, 1953 acting on Alt. Applic. 3844-53 and superseded by Alt. Applic. 3844-53 dated February 28, 1954, reads:

"1. The extension of an existing building in an unrestricted zone for use as shop for the manufacturing of cast stone into a residence use zone and the use of the open yard for storage of cast stone and curb cuts in a residence zone is contrary to Art. II Sect. 3, of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 160 ft. frontage by 160 ft. 2½ in. in depth, on which is located a building of class 3 construction having a frontage of 60 ft. and a depth of 100 ft. 2½ in., being used for the manufacture of cast stone products and erected under N.B. 15040 of 1927, for which certificate of occupancy No. 53557 was issued; that immediately adjoining this building to the west there is a present 48 ft. by 100 ft. 2½ in. deep building of class 5 construction erected without a permit and used for the storage of cast stone products; that it is proposed to maintain the present use of manufacture of cast stone products in the approved class 3 building; that the open portion of the site at the corner of 23rd avenue and 59th street will be used for the storage of cast stone in conjunction with the manufacturing in the buildings; that the basis of this appeal is the extension of the present use in the unrestricted zone into the present class 5 building in the residence zone and also the storage of cast stone in the residence zone; and

WHEREAS, the applicant contends that as shown the site not only is partly in an unrestricted district but the block immediately opposite, known as block 6547, is also in an unrestricted zone and is developed with unrestricted uses, there being a gas station and garage on lot No. 40 and a public garage on lot No. 61; that block 6548, which contains the site in question, is also developed with unrestricted uses, lot No. 32 containing a motor vehicle repair shop and lots 20 and 27 developed with a public garage; that it would be impossible to develop the site for residence use and inasmuch as the proposed use is legal on part of the site and it is only proposed to extend this use, the community will not be affected; and

WHEREAS, the applicant states that the part of the premises within 100 ft. of 23rd avenue is in a residence use district and the balance is in an unrestricted use district; that the entire site is in a class C area and class 1 height district; that as of July 25, 1916 the entire premises was in an unrestricted use district and was changed to its present use designation on January 22, 1926; and

WHEREAS, the applicant states the owner has held title to the property since 1928 and 1947 and further states the

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assessed valuation of land is \$19,600 and for the building \$7,400, making a total of \$27,000; that the building was erected in 1927; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board, and an examination made of the records of the department of housing and buildings, which confirmed the fact the metal building now existing and apparently there for some time was never subject to an application for approval from that department and neither was the vacant space proposed to be used for storage subject to any application for approval from that department, and under the circumstances the committee recommended that the application be granted for a temporary term with the hope that before such term has expired, the premises will be put to a conforming use; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the continuance of the present use for the existing metal extension and the occupancy of the vacant portion of the plot as proposed for the storage of cast stone and similar products for a term of five (5) years from the date of this resolution, *on condition* that the building shall not be increased in height or area; that in all other respects the premises shall comply with all laws, rules and regulations applicable thereto, other than as modified this day by resolution adopted by the Board under Cal. 785-53-A; that the sidewalks surrounding the premises shall be constructed or restored to the satisfaction of the borough president; that the curb cuts now existing may be maintained, including the two curb cuts to 23d avenue, as proposed and indicated on plans showing proposed conditions, such curb cuts being opposite the proposed gates; that two additional openings in the fences may be permitted, but not for vehicular traffic; that the existing fence may be continued, provided it is kept in good structural condition satisfactory to the borough superintendent; that there shall be erected and maintained on the lot line to the south a block wall as proposed, maintained in good condition; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this resolution.

785-53-A

APPLICANT—Lama, Proskauer and Prober, for J.R.V. Building Corp., owner.

SUBJECT—Application October 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2266-2284 59th street and 5902-5912 23rd avenue, southwest corner (Block 6548, Lot 34), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 23, 1953, on Alt. Applic. 3844/53, reads:

"2. The Class 5 business structure used for manufacturing purposes should be at least 15 feet from the nearest lot line as required by the Bldg. Code Sect. 4.2.1 per (f)

3. The Class 5 structure should have an incombustible roof of metal or approved floor or corrugated cement

asbestos composition sheets as required by the Building Code Sect. 3.2.5."

and

WHEREAS, the applicant states the building is one story, 14 ft. and 16 ft. in height, 108 ft. by 100 ft. 2½ in. in area, of Class 3 and Class 5 construction, erected in 1927 on a lot 160 ft. front by 100 ft. 2½ in. in area, in an unrestricted and residence use, C area, Class 1 height district, used and occupied since 1927: Cellar—boilerroom, 1st floor—manufacturing and storage of cast stone products, 30 persons. No change in use or occupancy is now proposed; and

WHEREAS, the applicant states that the southerly portion of the premises is developed with a Class 3 building fronting 60 ft. and having a depth of 100 ft. 2½ in. used for manufacture of cast stone products and erected under N.B. 15040 of 1927, and for which Certificate of Occupancy #53557 was issued; and

WHEREAS, the applicant states that immediately adjoining to the west is an existing 48 ft. by 100 ft. 2½ in. Class 5 building, erected without a permit and used for the storage of cast stone products; and

WHEREAS, the applicant states that it is proposed to maintain the existing use of manufacturing cast stone products in the Class 3 building in the unrestricted portion of the plot and to extend this use into the Class 5 constructed building; that the unoccupied portion of the site at the corner of 23rd Avenue and 59th Street will be used for the storage of cast stone in conjunction with the manufacturing use; and

WHEREAS, the applicant contends that the present Class 5 building without a permit forms the basis of this appeal; that the Administrative Code requires buildings of this type to be set back 15 ft. from the lot line when used for manufacturing; that it is proposed to make the lot line wall of 8 in. concrete blocks unpierced and as the manufacturing and storage of cast stone products is not a hazardous use the neighborhood cannot be affected; that it is proposed to maintain the present roof beams inasmuch as they would be acceptable in a higher rated Class 3 building and as the metal building will be used for the storage of incombustible products; and

WHEREAS, the applicant states it is proposed to install such portable fire-fighting appliances as the Fire Commissioner may direct.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 3844/53, Obj. 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the resolution adopted this day under Cal. No. 784-53-BZ shall be complied with in all respects; that any openings in the north wall of the metal building shall be blocked up and no openings constructed in such wall and concrete block wall as proposed shall be erected on the interior lot line.

802-53-BZ

APPLICANT—Leonard F. Rothkrug, for The Greater New York Savings Bank, owner.

SUBJECT—Application November 6, 1953 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of motor vehicles for the use of employees and depositors of savings bank on adjoining lot.

PREMISES AFFECTED—794-798 East 2nd Street, west side, 90 ft. 8 in. north of 18th avenue (Block 5408, Lot 36 and part of 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 2, 1954 after due notice by publication in the Bulletin; laid over to June 29, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 2nd street are in residence and business use, C area, class 1 height districts; 18th avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 20, 1953 acting on Alt. Applic. 3665-53, reads:

"1. Proposed parking of more than 5 cars exclusively for the use of employees and depositors of Savings Bank on adjoining lot, located on premises partly within the business district and partly within a residence district, is contrary to Art. 2, Sect. 3 of the zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 ft. frontage by 125 ft. in depth, irregular, presently vacant; that it is proposed to use the vacant plot exclusively for use of employees and depositors of savings bank adjoining; and

WHEREAS, the applicant contends that there was a restrictive covenant running with this land set forth in a deed dated March 1, 1905, limiting the use of the land to one family dwellings and specifically restricting against commercial uses; that no deed of record subsequent to the date repeats such restrictions and on February 20, 1951, when the present owner obtained title to the premises, it secured a deed and a policy of title insurance free from the above restrictions; that the restrictive covenant is unenforcible and is therefore no longer a restriction upon the land; that the premises to be improved consist of a plot 60 ft. front and 125 ft. in depth, irregular, and constitutes the entire tax lot No. 36 and that part of lot 37 which fronts on East 2nd Street, the lot lines of which are parallel with lot 36; that lots 36 and 37 are owned by the Greater New York Savings Bank by deed dated February 20, 1951; that it is proposed to use the subject premises as a parking lot for more than five motor vehicles exclusively for the use of employees and depositors of the bank which is to be located on the adjoining portion of lot 39; that the bank is the lessee of lot 39 under a lease dated July 19, 1951 for a term of 21 years with options to renew for two successive terms and with an option to purchase; that Alt. Applic. 4399-52 has been approved for the alteration of an existing building for use as a savings bank and two retail stores; that the bank is to be one-story, 14 ft. 6 in. in height, fronting 38 ft. 3 in. on 18th avenue, 86 ft. 8 in. on East 2nd street and a depth of 119 ft. 11 in., irregular; that the proposed parking lot will be used solely and exclusively in conjunction with the bank; that it will be non-commercial in that no charge will be made and parking will be restricted to daylight parking only; that there will be one curb cut on East 2nd street, 14 ft. wide with 1 ft. 6 in. splays and one sign 4 ft. by 6 ft. in area stating that the use of the premises will be only for depositors of the bank; that the plot will be leveled substantially to the grade of East 2nd street and surfaced with clean gravel, steam cinders and treated with a binder and properly rolled and arranged for plot drainage; that there shall be erected on the rear and interior lot lines, except for that portion of the southerly interior lot line adjoining the bank building and except where adjoining buildings occur, a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height; that the bank building under construction represents a considerable investment by the owners of the subject premises with a view to the development of the neighborhood in conformity with the provisions of the zoning resolution; that the proposed variance requested is in the public interest and will prevent further traffic congestion in a now heavily trafficked neighborhood; that care will be exercised by the owners to maintain the parking lot by proper landscaping so as to improve the general character of the neighborhood; and

WHEREAS, the applicant states the owner has held title to the property since February 20, 1951 and further states the assessed valuation of land is \$13,200; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h, for a term of five (5) years, to permit the occupancy of lot 36 and a portion of lot 37 for the private parking of cars owned by employees and depositors of the bank located on adjoining lot, No. 39, substantially as indicated on plans filed with this application, marked "Received March 5, 1954" (2 sheets), *on condition* that the portion of the plot proposed to be occupied for parking shall be leveled substantially to the grade of East 2nd street; that there shall be erected on all lot lines a woven wire fence of the chain link type with a masonry base, totalling not less than 5 ft. 6 in. in height with no openings therein except one from the rear yard of the bank for pedestrian access and one opening to street where shown, not over 15 ft. in width for exit and entrance of motor vehicles; that said opening may have a curb cut opposite of similar width; that suitable substantial posts shall be erected on either side of such opening and a gate of similar construction erected which shall be kept closed at all times when the bank is not open for business; that such lot shall be surfaced with clean gravel or steam cinders; treated with a binder and properly rolled; that there shall be erected on the premises a light for general illumination of low candle-power so that the premises shall not be frequented by trespassers at night and directed away from residential occupancies; and that a hedge of suitable material of substantially the same height as the fence shall be maintained adjoining the fence around the plot, of the width as shown; that bumpers shall be maintained against such hedge for the protection thereof; that there may be a sign as proposed, not over 15 square feet in area, attached to the fence but not extending beyond the building line and not illuminated, stating the private use of the lot; that such portable fire fighting appliances shall be maintained and located as the Fire Commissioner shall require and that all permits required, including a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this resolution.

804-53-BZ

APPLICANT—Kitzler and Nurick, for Pasquale Ciervo, owner.

SUBJECT—Application November 12, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, on unbuilt upon portion of lot.

PREMISES AFFECTED—602-614 Elderts lane and 683-695 Conduit boulevard, northwest corner (Block 4240, Lot 11), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Opposition: Edw. Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative 0

Absent: Deputy Chief Connors: 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 18, 1954 after due notice by publication in the Bulletin; laid over to June 8, 1954, for inspection and decision without

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further argument; hearing closed; then to June 29, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C and D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 29, 1953 acting on Alt. Applic. 3602-53, reads:

"1. Proposed parking & storage of motor vehicles within a residential district is contrary to Art. 2, Sect. 3 of the zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. 9 in. frontage by 119 ft. 3 in. in depth, irregular, on which is located a two family dwelling and a one-car accessory garage; that the balance of the lot, facing on Conduit boulevard and Elderts lane has grass, shrubbery and a driveway, and a continuous hedge about 4 ft. high, along the building line; that there is an existing curb cut on Elderts lane; that it is proposed to remove the existing one story frame garage at the rear and remove and clean up all the piles of lumber, paving blocks, etc., and use the vacant area of the lot for parking and storage; that this vacant area will be graded and covered with cinders, rolled and compacted; and

WHEREAS, the applicant contends that the immediate neighborhood is now and has been for many years in a dilapidated condition; that on the southwest corner of Elderts lane and Conduit boulevard, a lot is used for the storage of junked automobiles; that the property facing on the north side of Conduit boulevard from Elderts lane to Forbell avenue is littered with junk, garbage and trash; that most of the vacant land in the neighborhood is occupied as trash dumps and junk yards; that one short block to the north of the site, construction work for a new subway is in progress and a station is proposed at this point; that there are now a great many automobiles parked in the street and this parking lot will help to keep them off the street, especially when the subway station is opened; that the site is now enclosed in a well kept hedge, about 4 ft. high and it is requested that this hedge be permitted to remain in lieu of the erection of a woven wire fence; that the creation of a parking and storage lot at this location will in no way have a harmful effect on any adjoining or neighboring property; and

WHEREAS, the applicant states that the present owner has held title to the property since June 1, 1919; that the assessed valuation of land is \$8,000 and of the buildings \$3,500, making a total of \$11,500; that the building was erected in 1911; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, plans indicated that there is no proposed widening of Conduit boulevard that would take any part of this lot; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of two (2) years, to permit the portion of the plot where unbuilt upon to be occupied as proposed for the parking and storage of motor vehicles, as indicated on plans filed with this application, marked "Received November 12, 1953" (4 sheets), *on condition* that this portion of the premises shall be leveled, surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that on the lot lines as proposed there shall be erected a woven wire fence of the chain link type not less than 5 ft. 6 in. in height with no opening therein except one pedestrian opening for the convenience of the occupants of the house and with entrance and exit for motor vehicles on Elderts lane, not over 12 ft. in width; that such opening shall have supporting posts at the sides and fitted with a gate which shall normally be kept closed when premises are not occupied; that opposite such

entrance there may be a curb cut not over 12 ft. in width to Elderts lane; that inside the fence there shall be maintained a hedge of equal height of suitable hedge material; that bumpers properly fastened shall be maintained against the hedge for the protection thereof; that there shall be a curbing erected adjacent to the house, as shown, so as to provide a walk separating same from the parking area; that the frame garage at the rear shall be removed; that such portable fire-fighting appliances shall be maintained at a convenient location within the building on the premises as the fire commissioner shall require; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

821-53-BZ—Vol. II

APPLICANT—Abraham Grossman, for Biegel and Feig Realty Co., owner.

SUBJECT—Application March 25, 1954 (decision of the borough superintendent), under sections 7a and 7c of the zoning resolution, to permit in an unrestricted, business and residence use, B area district, the alteration of existing building and use of roof for the parking and storage of more than five motor vehicles, using more than the area permitted and without the required rear yard (previously withdrawn re an additional story to existing garage).

PREMISES AFFECTED—206 West 102nd street, south side, 129 ft. 10½ in. west of Amsterdam avenue (Block 1873, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman and Morris Feig.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on March 30, 1954 subject to regular procedure, to consider revised proposal; and

WHEREAS, a public hearing was held on this application on June 15, 1954 after due notice by publication in the Bulletin; laid over to June 29, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence, business and unrestricted use, B area, class 1½ height districts; West 102nd street is in residence and business use, B area, class 1½ height districts; Amsterdam avenue is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 24, 1954 acting on Alt. Applic. 1359-53, reads:

"2. Area of vertical extension (roof) use may not exceed 65% of area of lot in residence area and rear yard should be provided at rear of lot which is back to back with another lot. Section 12(a)(b) and 17(b) of the Zoning Resolution.

4. Proposed use of roof of an existing garage in a residence, business and unrestricted use district is contrary to Sect. 3, 4a(15) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 ft. 1½ in. frontage by 100 ft. 11 in. in depth, irregular, on which is located a building 20 ft. 1½ in. front by 97 ft. in depth, two stories, 26 ft. in height, of class 1 construction, used as a garage; that it is proposed to use the roof space for the parking and storage of motor vehicles; that it is further proposed to extend present elevator and

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fire escape to the roof; that the present interior stairway now extends to roof; and

WHEREAS, the applicant further states that plans were filed on July 30, 1953 with the Department of housing and buildings to add a third story, to be used for garage purposes and applications were filed with this Board on November 10, 1953 for a variation; that in view of the tremendous cost of an additional story and the inability of the owner to finance same, an amendment to the original application was filed for the purpose of eliminating the additional story; that on March 1, 1953 a revised plan and an amendment to eliminate the new third story was filed with the department of housing and buildings, and use instead the present roof of the garage for parking cars, which roof was originally designed for this purpose; that the exits consist of one interior fire-proof partially enclosed steel stairway 3 ft. 8 in. wide and a fire escape in the easterly side court; that the front wall of the garage is set back 5 ft. from the building line and the east wall is set back approximately 5 ft. from the easterly lot line; that this building was originally designed for a four story garage and the roof is good for a live load of 120 lbs. per sq. ft.; and

WHEREAS, the applicant contends that this building is situated in a short street, between Broadway and Amsterdam avenues, which has a low density residential population; that in the rear is located a garage and on each side is a 5-story old law tenement; that the additional parking garage facilities are needed by the number of businesses in the street and on adjoining thoroughfares and will be also be needed when a nearby housing project is completed; that the Board previously approved the addition of two stories for garage use under Cal. 136-16-BZ; that the building will not be increased in height and only passenger cars will be stored and parked on the roof; and

WHEREAS, the applicant states that the present owner has held title to the property since August 20, 1929; that the assessed valuation of land is \$15,000 and of the buildings \$35,000, making a total of \$50,000; that the building was erected 1915; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, as no additional story of the building is proposed, there is no occasion to require compliance with objection 2; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision c, as to objection 2 and 4 to permit the roof to be occupied in conjunction with the garage for roof parking for passenger type only, substantially as proposed and as indicated on plans filed with this application marked "Received April 26, 1954," 9 sheets, *on condition* that the elevator shall be raised in height so as to reach the roof; that the parapet walls on the rear and both sides shall be increased by a re-inforced parapet to a total height of 5 ft. 6 in; that the exits as proposed shall be maintained and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

845-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Max, Isidore and Jacob Lapidus, owners.

SUBJECT—Application November 20, 1953 (decision of the borough superintendent), under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of acces-

sories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—505-517 Utica avenue, east side, 80 ft. north of Rutland road (Block 4591, Lots 48 to 51 inclusive), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 15, 1954 after due notice by publication in the Bulletin; laid over to June 29, 1954, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Utica avenue and Rutland road are in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated November 6, 1953 acting on N. B. Applic. 1200-53, reads:

"1. On a lot located in a business use district the proposed gasoline service station, lubritorium, car washing, minor auto repairs, office and sales, storage and parking and storage of parts and motor vehicles is contrary to Art. II Sec. 4(a), Subdiv. 29 and 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 ft. frontage by 100 ft. in depth, now vacant, but used for the parking and storage of motor vehicles, for which certificate of occupancy No. 123786 has been issued; that it is proposed to erect a modern gasoline service station consisting of ten 550-gallon storage tanks and six gasoline pumps; that the contemplated accessory building will have a frontage of 45 ft., a depth of 30 ft., one story in height, of class 3 construction and contain the conjunctive uses of office and sales, parts storage, lubritorium, minor auto repairs and car washing; that the southerly part of the site will continue the present legal use of parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the proposed accessory building with its modern brick facades will improve the appearance of the entire community and the continuance of the present parking and storage of motor vehicles will help relieve the parking problem that prevails at this point; that Utica avenue is a highly traversed auto lane leading across Brooklyn and as such the proposal is entirely in keeping at this point; that the many non-conforming uses within the affected area show that although Utica avenue is in a business zone, it has changed in character, so that the proposal is in keeping; that these non-conforming uses are as follows: block 4591, lots 63, 58 and 54 contain motor vehicle repair shops and gas station and block 4589, lot 95 contains an auto laundry; that not only is Utica avenue unrestricted in character but the site in question is adjoined to the north by a gas station and faces diagonally opposite an auto laundry, and it would therefore be unfeasible to develop the site with a conforming use, especially in view of the fact that Utica avenue at this point is not a shopping center and stores would be out of place; that the land is high in assessed value and it is mandatory that it be developed at this time as proposed so that the owner may receive an equitable return on his investment and at the same time render a vitally required service to the community; and

WHEREAS, the applicant states that the present owner has held title to the property since September 25, 1912 for lot 48, since October 5, 1951 for lots 49 and 50 and since December 16, 1950 for lot 51; that the assessed valuation of the land is \$12,000; and

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WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision f, for a term of fifteen (15) years to permit the premises to be occupied as a gasoline service station and accessory uses, substantially as proposed and as indicated on plans filed with this application marked "Received November 20, 1953," 2 sheets, *on condition* that before any work is done or any further plans are filed with the Borough Superintendent or permits requested complete working drawings shall be filed with the Board for further consideration and for imposition of conditions; that the pumps shall be not nearer than 15 ft. to the street building line; that on the rear lot line and side lot lines to the south there shall be erected a masonry wall; that there shall be no connection between this proposed gasoline station and the existing one on Lot 54, now occupied by these owners as tenants; that such working drawings shall be filed within two (2) months from the date of this resolution, and after approval of such working drawings, all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

859-53-BZ

APPLICANT—M. Martin Elkind, for Larry-Allen Properties, owner.

SUBJECT—Application December 1, 1953—(decision of the borough superintendent) under sections 7c, 7A, 21 and 7h of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of retail stores, using more than the area permitted, with signs in residence use district and with show windows nearer the residence use district than is permitted, and to permit the parking of patrons motor vehicles in residence use district.

PREMISES AFFECTED—138-38 to 138-54 84th drive and 138-01 to 138-07 Queens boulevard, southeast corner (Block 9649, Lot 44), Briarwood, Borough of Queens.

APPEARANCES—

For Applicant: J. V. McKee, G. Lazerus, M. Elkind, M. Schultz and Nathan A. Willis.

For Opposition: P. Wolf Winer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

ert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on April 27, 1954 after due notice by publication in the Bulletin; laid over to May 18, 1954; for applicant to submit corrected area plans and for decision; then to May 25, 1954, for decision without further argument; hearing previously closed; then to June 8, 1954, for applicant to file revised plans; then to June 29, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 84th drive are in residence and business use, D area, class 1 height districts; 85th drive is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated November 25, 1953 acting on N.B. Applic. 4122-53, reads:

"1. Use of premises located partly in a business use district and partly in a residence use district as retail

stores and parking for patrons cars is contrary to Art. II Sec. 3 of the Zoning Resolution.

2. Show windows within 75' from residence district is contrary to Sec. 7A of the Zoning Resolution.

3. No window signs permitted in residence use district, Art. II Sec. 3 Zoning Resol.

4. Proposed bldg. exceeds permitted occupied area for D area district contrary to Art. IV Sec. 14 Zoning Resol."

and

WHEREAS, the applicant states that the premises consist of a plot, 63.73 ft., 200.93 ft. and 93.31 ft. frontage by 200.93 ft. in depth, irregular, presently vacant; that it is proposed to erect a building 200.93 ft. front by 60 ft. and 72 ft. in depth, one story, 13 ft. in height, of class 3 construction, to be used as retail stores; that it is further proposed to permit the parking of employees' and patrons' cars; and

WHEREAS, the applicant contends that the area in question is part of a very highly developed retail area which is constantly growing to meet the population demands of the surrounding area; that Queens boulevard at this point is a marketing center for its surrounding neighborhood; that at the present time there are no vacant stores in the immediate vicinity and there is a strong demand and need for additional store space in the area; that it is expected that new housing, now in process of construction on 85th drive, and only a block away from the premises in question, will necessitate even greater retail shopping facilities; that since the opposite side of 84th drive is already zoned for business purposes, it would be unjust to the owners of the plot in question not to be able to use their entire premises for the same purposes, particularly since the recent rezoning by the City Planning Commission of the opposite side of 84th drive for business purposes has substantially affected the desirability of the residential portion of the plot in question for residential purposes; and

WHEREAS, the applicant states that the premises involved in this application are located in a D district; that section 14, subdivision e provides that in a D district no building shall occupy at the curb level more than 55% of the area of the lot, if an interior lot, or 70% if a corner lot; that section 19g provides that in any district other than a residence district, where provision is made for parking or unloading in the building, the area of such parking and unloading facilities may be added to the area permitted to be occupied by the 1st floor of the building; that the proposed building will have an unloading area in the basement of 2760 sq. ft. and therefore the area of the proposed building would not exceed the maximum percentage of area permitted by section 14, if the entire plot were located in a business district; that the total area of the plot, including the portion located in the residential district, is 16,950 sq. ft.; that the permitted coverage under section 14 is 10,800 sq. ft.; that the area of the building without any allowance for loading and unloading area is 13,178 sq. ft.; that the loading and unloading area amounts to 2,760 sq. ft.; that if the entire plot, therefore, were located in a business district, the loading area of 2,760 sq. ft. would be deducted from the total coverage of the building to arrive at the coverage of the building within the meaning of section 14; that accordingly, if the entire plot were located in a business area, the net coverage within the meaning of the zoning resolution would amount to 10,418 sq. ft. or almost 400 sq. ft. less than the permitted coverage; that the building, therefore, violates the area restrictions contained in section 14 in a technical sense only, in that part of the lot is located in a residential area; and

WHEREAS, the applicant further contends that the proposed building will assure adjacent properties of considerably greater light and ventilation than would be available if the plot were to be devoted to a conforming use constructed to the maximum height; that the proposed structure will be erected under such conditions as will safeguard the character of the residential area; that the stores will face on 84th drive, the opposite side of which is already in a restricted retail district, and on Queens boulevard which

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is also in a restricted retail district; that no parking problem in the residential area will be created since all deliveries to the stores located in the residential district will be made in the loading and unloading area in the basement; that a facebrick wall without windows or doors is to be provided along the entire frontage of 85th drive, without any show windows facing 85th drive and in addition, facebrick facades will be provided along all street fronts; that shrubbery and a grass plot will be provided on the side walk between the footpath and the building wall on all streets to further improve the appearance along the streets; that the rear part will be fenced in with a 5 ft. ornamental wrought iron fence on top of a 2 ft. high facebrick base and heavy shrubbery and planting protected by concrete curbs will be provided along this fence; and

WHEREAS, the applicant requests that the Board permit a rearrangement of store fronts and interior partitions to suit tenants, since no space has as yet been rented and minor changes of this nature will probably be necessary as rental progresses; that the granting of this application will in no way adversely affect the character of the residential area and that the proposed structure will be of positive benefit to the neighborhood; and

WHEREAS, the applicant states the owner has held title to the property since June 10, 1953 and that the assessed valuation of the land is \$44,600 and the buildings (none), making a total of \$44,600; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board which recommended that under certain conditions the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of the building and use into the more restricted area, substantially as proposed and as indicated on plans filed with this application, marked "Received December 1, 1953" (1 sheet), "March 1, 1954" (4 sheets), "March 11, 1954" (1 sheet), "May 14, 1954" (2 sheets) and "June 3, 1954" (4 sheets), and amended plans showing unloading space and conveyor to the basement, marked "Received June 25, 1954" (2 sheets), indicated as "Scheme B", *on condition* that the premises shall be constructed in accordance with the latest revised plans; that the space previously proposed for parking and with entrance from 85th Drive shall be vacant and not used for entrance or exit; that along the street line from the proposed building to the adjoining plot there shall be erected a masonry fence not less than 5 ft. 6 in. in height which may have masonry for a height of 2 feet and steel pickets above to the required height; that the rear unbuilt upon portion of the plot shall be landscaped as proposed with suitable plant material and turf and maintained in neat condition; that the stairway from 85th drive to the cellar shall be eliminated and stairways to street shall be maintained in the cellar as proposed and shown on revised plans marked "Received June 25, 1954", complying with the requirements for such exits; that there shall be no show window facing 85th drive; that in all other respects the requirements for stores in a residence district shall be in accordance with requirements for such stores when located in a local retail district; that sidewalks abutting the premises shall be constructed or repaired to the satisfaction of the borough president; that the unloading area shall have overhead doors substantially at the building line, which shall be kept closed except when actually in use; that such unloading area shall be level and have a curb opposite, as indicated; that the building shall not be increased in height or area further than as proposed; that in all other respects all buildings and occupancies shall comply with all requirements of law; that partitions shown may be adjusted as to location, to suit tenants; and that all permits required shall be obtained

and all work completed within the requirements of Section 22A of the zoning resolution.

875-53-BZ

APPLICANT—Charles L. Koester, for Romain Gardens, Inc., owner.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district the erection and maintenance of a multiple dwelling.

PREMISES AFFECTED—193-06 to 193-18 Hillside avenue and 88-07 193rd street, southeast corner and 88-08 195th street (Block 10461, Lot 1), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Charles L. Koester.

For Opposition: John Van Siclen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Klein-ert and Keating 3

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 18, 1954 after due notice by publication in the Bulletin; laid over to June 8, 1954, for inspection and decision; hearing closed; applicant to submit corrected affidavit clearly setting forth the owners of the entire premises; then to June 29, 1954, for inspection and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Hillside avenue, 193rd street and 195th street are in a residence use, G-1 area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 9, 1953 acting on N.B. Applic. 4284-53, reads:

"1. Proposed multiple dwelling to be erected is located in a G-1 Zone. Sec. 16C(a) Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 210 ft. frontage by 117.56 ft. in depth, presently vacant; that it is proposed to erect a building 180 ft. front by 34 ft. and 42 ft. in depth, irregular, 2 stories, 25 ft. in height, of class 3 construction, to be used as a 20-family apartment dwelling; and

WHEREAS, the applicant contends that the owner bought the subject property on May 8, 1952 for the purpose of building a multiple dwelling; that after plans were prepared and filed with the building department, it was learned that the zoning had been changed from residence Class 1 height, F area, to residence Class ½ height, G1 area, on June 30, 1952; that it is proposed to build a two-story garden apartment to comply with all other requirements of a G-1 zone, setting back 20 ft. from front line and 15 ft. from side street lines; and

WHEREAS, the applicant states the owner has held title to the property since May 8, 1952 and further states the assessed valuation of land is \$20,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 4284/53, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

MINUTES

903-53-BZ

APPLICANT—Max Horn and Michael Alfano, for Irene C. Kellner, owner.

SUBJECT—Application December 22, 1953 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit, for a term of fifteen years, in the business use portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—1235 Givan avenue, north side, from Gunhill road to Pearsall avenue and 1223 Gunhill road (Block 4732, Lot 35), Borough of the Bronx.

APPEARANCES—

For Applicant: Max Horn and Irene C. Kellner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating 3

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 2, 1954 after due notice by publication in the Bulletin; laid over to June 29, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Givan avenue and Pearsall avenue are in residence and business use, C area, class 1 height districts; Gunhill road is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 4, 1953 acting on N. B. Applic. 1270-53, reads:

"1. On a lot which is located in a business and residence district the proposed gasoline service station, lubritorium, auto repairs (hand tools only), car washing and sales is contrary to Art. II, Sections #3 and #4 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 117.78 ft., 57.28 ft. and 52.98 ft. frontage by 98.40 ft. in depth, irregular, on which is located a real estate office, to be demolished; that it is proposed to erect a building 34 ft. 8 in. and 41 ft. front, irregular, by 29 ft. in depth, irregular, one story, 13 and 16 ft. in height, of class 3 construction, to be used as lubritorium, car wash, motor vehicle repairs, sale of accessories and office; that it is further proposed to install ten 550 gallon gasoline tanks with four dispensing pumps, with a curb cut on Pearsall avenue, one on Givan avenue and one on Gunhill road; and

WHEREAS, the applicant contends that on this plot is a small frame shanty used for a real estate office; that no records of any kind are available in the department of housing and buildings for the construction of this shanty and from information obtained from local residents, it was there for over ten years, which was long before the present owner purchased the property; that the present owner purchased the property on January 30, 1953 with the intention of building stores; that after studying the economic factors relating to stores, she came to the conclusion that stores would result in a loss since there are more than enough stores to meet all requirements; that this decision was based on the low prevailing rents, the frequency of tenant changes and above all the inability to secure adequate financing; that this inability to secure satisfactory financing naturally results from the low and insecure rental revenues; that as examples of the insecure store situation, the group of modern stores diagonally across from the site under appeal, in block 4618, lot 25, has been changing tenants frequently and the rents are low, based on land and construction costs; that there is another block of modern stores further east on Gunhill road, closer to the big housing project to the south, which is in the same financial

condition and as a result, the banks will not finance any further projects for stores; that there is no gas station within the affected area; that the nearest station going westerly is on the northwest corner of Boston road and Gunhill road and the nearest one to the east is at Gunhill road and Eastchester road, about one mile away; that the proposed station will be of neat design, with the small area of the land in the residence zone; that the landscaped area will be separated against use by a low fence; that the repair facilities will be for minor items by hand tools only, with car washing facilities as accessory to such business and not as an auto laundry; that the real estate shanty will be removed; that the station will be sufficiently removed from any existing or future dwellings in the residence zone so as not to constitute the usual objection to gas stations; that it will also serve a useful purpose for the large number of residents within a radius of possibly 1000 ft. as a convenience for the minor repairs indicated, for the purchase of gas and washing of cars; and

WHEREAS, the applicant states that the present owner has held title to the property since January 30, 1953; that the assessed valuation of land is \$7,500 and of the building \$500, making a total of \$8,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivisions f and i of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 1270/53, Objection 1, be and it hereby is affirmed and that the application be and it hereby is denied.

908-53-BZ

APPLICANT—Leonard F. Rothkrug, for Biagio Cataldo, owner.

SUBJECT—Application December 24, 1953 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—186-188 Henry street, south side, 95 ft. 4 in. east of Jefferson street (Block 270, Lots 56 and 57), Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 15, 1954 after due notice by publication in the Bulletin; laid over to June 29, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Jefferson street are in a residence use, D area, class 1 height district; Henry street is in residence and local retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated December 16, 1953 acting on Alt. Applic. 2148-53 superseded by Alt. Applic. 2148-53 dated May 5, 1954, reads:

"1. A parking lot is not permitted in a residence use district as per Article II Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 51 ft. 1/4 in. frontage by 100 ft. 2 in. in depth, presently vacant; that it is proposed to use the vacant plot for the parking and storage of motor vehicles; and

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WHEREAS, the applicant further states that on July 25, 1916 the premises was located in a business use district and was changed to its present use on March 1, 1939; and

WHEREAS, the applicant contends that the premises is located within one of the earliest developed neighborhoods in the city and the buildings are for the most part wholly attached, 5-story, class 3 multiple dwellings; that it is also one of the most densely populated neighborhoods in the city and there are no legal parking facilities whatsoever within the entire area affected or within the entire neighborhood; that the neighborhood at the present time is undergoing a change in character due to the Alfred E. Smith housing; that the New York City Housing Authority has condemned all the buildings in several of the blocks within the affected area for proposed city housing; that the owner of the premises purchased the site and lot 38 within the same block, with the intention of developing the property in accordance with the new needs in the community; that the owner has been negotiating with the owners of the property abutting the subject premises for the purchase or letting of their lots and when the needs of the new community can be ascertained, the site and other property of this owner will be developed accordingly; that it is proposed that motor vehicles be of the pleasure type only; that the granting of this appeal for a limited term of years will afford adequate protection against a change in the character of the neighborhood and will relieve the acute shortage of parking facilities; and

WHEREAS, the applicant states that the present owner has held title to the property since December 4, 1953 and that the assessed valuation of land is \$9,000; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board in conjunction with Cal. No. 909-53-BZ; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision h, for a term of five (5) years, to permit the premises to be occupied for the parking and storage of motor vehicles of the pleasure car type only, substantially as proposed and as indicated on plans filed with this application marked "Received December 24, 1953," 2 sheets, *on condition* that the plot shall be leveled substantially to the grade of the abutting street and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on all interior and rear lot lines a woven wire fence of the chain link type not less than 5 ft. 6 in. in height, and a similar fence shall be erected on the street building line with no openings therein except one for entrance and exit not over 10 ft. in width and with curb cuts opposite not over such width; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon except there may be erected near the entrance a building for use only as a shelter and office for the attendant, not exceeding one story in height and not over 100 sq. ft. in area; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to a sign attached to the fence near the entrance advertising the parking use and the rates charged; that such sign shall not exceed 15 sq. ft. in area and shall not be illuminated and shall not extend beyond the building line and may contain also such wording as the Commissioner of Licenses may require; that all permits shall be obtained, including a certificate of occupancy and all work completed within six (6) months from the date of this resolution.

909-53-BZ

APPLICANT—Leonard F. Rothkrug, for Biagio Cataldo, owner.

SUBJECT—Application December 24, 1953 (decision of the borough superintendent), under section 7h of the zoning

resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—239 Madison street, north side, 145 ft. 7 in. east of Jefferson street (Block 270, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard A. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 15, 1954 after due notice by publication in the Bulletin; laid over to June 29, 1954, for inspection and decision in conjunction with Cal. 908-53-BZ; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Jefferson street are in a residence use, D area, class 1 height district; Madison street is in residence and local retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated December 16, 1953 acting on Alt. Applic. 2149-53 and superseded by Alt. Applic. 2149-53 dated May 5, 1954, reads:

"1. A parking lot in a residence use district is not permitted as per Article II Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 100 ft. 2 in. in depth, presently vacant; that it is proposed to use the vacant plot for the parking and storage of motor vehicles; and

WHEREAS, the applicant further states that on July 25, 1916 the premises was located in a business use district and in March 1, 1939 it was rezoned to a retail use district and rezoned to its present district on July 20, 1953; and

WHEREAS, the applicant contends that the premises is located within one of the earliest developed neighborhoods in the city and the buildings for the most part are wholly attached, five-story, class 3 multiple dwellings; that it is also one of the most densely populated neighborhoods in the city and despite the great number of dwelling units, there are no legal parking facilities whatsoever within the entire area affected or within the entire neighborhood; that the neighborhood at the present time is undergoing a change in character due to the Alfred E. Smith housing; that the New York Housing Authority has condemned all the buildings for several blocks opposite the site; that the owner of the premises purchased the site and lots 56 and 57 within the same block with the intention of developing the property in accordance with the new needs in the community; that the owner, a long time resident of this community, has been negotiating with the owners of the property abutting the subject premises for the purchase or letting of their lots and when the needs of the new community can be ascertained, the site and other property of this owner will be developed accordingly; that it is proposed that motor vehicles be of the pleasure type only; that the granting of this appeal for a limited term of years will afford adequate protection against a change in the character of the neighborhood and will relieve the acute shortage of parking facilities; and

WHEREAS, the applicant states that the present owner has held title to the property since December 4, 1953 and that the assessed valuation of land is \$6,000; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board in conjunction with Cal. No. 908-53-BZ; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application to the use district

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regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision h, for a term of five (5) years, to permit the premises to be occupied for the parking and storage of motor vehicles of the pleasure car type only substantially as proposed and as indicated on plans filed with this application marked "Received December 24, 1953," 2 sheets, *on condition* that the plot shall be leveled substantially to the grade of abutting the street and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on all interior and rear lot lines a woven wire fence of the chain link type not less than 5 ft. 6 in. in height, and a similar fence shall be erected on the street building line with no openings therein except one for entrance and exit not over 10 ft. in width and with curb cuts opposite not over such width; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon except there may be erected near the entrance a building for use only as a shelter and office for the attendant, not exceeding one story in height and not over 100 sq. ft. in area; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to a sign attached to the fence near the entrance advertising the parking use and the rates charged; that such sign shall not exceed 15 sq. ft. in area and shall not be illuminated and shall not extend beyond the building line and may contain such wording as the Commissioner of Licenses may require; that all permits shall be obtained, including a certificate of occupancy and all work completed within six (6) months from the date of this resolution.

943-53-BZ

APPLICANT—Max Horn, for Allerton N. Y. Corp., owner.
SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy of existing hotel on 2nd, 3rd, 13th, 15th, and 16th floors, from hotel use, to business use (offices).

PREMISES AFFECTED—22 East 38th street and 241-245 Madison avenue, southeast corner (Block 867, Lot 55), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Horn.

For Opposition: T. H. Fruid and John P. Fox.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating 3

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 25, 1954 after due notice by publication in the Bulletin; laid over to June 15, 1954, for inspection and decision without further argument; hearing closed; then to June 29, 1954, for inspection and decision without further argument; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; East 38th street and Madison avenue are in residence and restricted retail use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 17, 1953 acting on amendment to Alt. Applic. 1661-47, reads:

"A7. The proposed business use on the 2nd, 3rd, 13, 15 & 16th floors is contrary to Art. II Sec. 3 of the Zoning Resolution.

Note. Above bldg. is in a Residence District."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 ft. frontage by 98 ft. 9 in. in depth, on which is located a building 125 ft. front by 98 ft. 9 in. in depth, irregular, 17 stories, 226 ft. 3 in. in height, of class 1 construction, used as a hotel and accessory uses; that it is proposed to change the use of the 2nd, 3rd, 13th, 15th and 16th floors from their present use to offices; that the numbering of the floors is that on file at the department of housing and buildings but in the building the floor numbering is different, as noted on section drawing filed with this application; that there are a number of multiple dwelling violations still pending; that those involved on the floors proposed to be altered will automatically be cleared if the Board should grant the variance requested, and the other items will be complied with and cleared; and

WHEREAS, the applicant contends that at the present time certain areas are used for offices by non-profit organizations on the floors referred to above; that on April 29, 1953 application was made to the City planning commission for a change in zone from residence to restricted retail, for the Midston house at the southeast corner of Madison avenue and East 38th street, block 867, lot 55, comprising a frontage of 98.9 ft. on Madison avenue, and for Hotel Duane, lot 20, with a frontage of 49.9 ft. on Madison avenue; that these two parcels constitute about three fourths of this block frontage, which of course was not spot zoning; that the corner of East 37th street and Madison avenue, lot 23, with a frontage of 49 ft., completed that block front; that the National Democratic club, which owns lot 23, did not join with Midston house and Hotel Duane in the petition to the planning commission, but some club members assured the president and manager of Midston house that they saw no reason for opposing the change in zone; that on May 5, 1953 Mr. John P. Fox wrote to the commission to delay the hearing to give him more time to organize the opposition; that the commission did not delay the hearing but Mr. Fox apparently succeeded in building up some opposition; that at the hearing a lawyer for the Democratic club argued against the change in zone, as did also a lawyer who represented a group of property owners, some of whom had told Mr. Malone, manager of the Midston house, that they would not oppose the change; that at the hearing on May 27, 1953 and final decision on June 17, the commission disapproved the request for change in zone; and

WHEREAS, the applicant further contends that the variance now requested is not to change the building to business use, but only the five floors which are the subject of this application, namely 2nd, 3rd, 13th, 15th and 16th, to offices; that no stores are proposed nor any change to business use on the 1st floor, except those now approved as accessory uses to hotel, in accordance with P.A. 1173-43; that this section is rapidly becoming an important business center as is evidenced by the construction and fully occupied new store and office buildings at the northeast and northwest corners of Madison avenue and East 38th street, as well as the existing 16 story building at the southwest corner and the rest of that block; that the plot and building under appeal is the only one of the four corners still in a residence zone; that the arguments by the opposition at the planning commission hearing were not valid, because the character of the section has definitely changed from the community of fine homes of yesteryear to business use, or to apartment houses, rooming houses, etc., where the legal change to business has not yet been made; that the Fifth Avenue Association, in a letter dated May 21, 1953, addressed to the Planning Commission, sets forth logical arguments for a change in zone of that block, and is filed with this application; that in the light of these facts, the Board is requested to grant the variance to permit the specified floors to be used for offices because of the increasing demand for office space in this area, and more so now because of the office space required by tenants in the Columbus Circle area, who will have to vacate because of the projected Coliseum; that the number of applications received for office space is a further evidence

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of the need for the requested change in use of these floors; that the structural changes incidental to the change in use will be in compliance with local law No. 134-53; and

WHEREAS, the applicant states that the present owner has held title to the property since February 15, 1927; that the assessed valuation of land is \$1,000,000 and of the buildings \$600,000, making a total of \$1,600,000; that the building was erected in 1923; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivision e of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1661/47, Objection A7, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

10-54-BZ

APPLICANT—Lama, Proskauer and Prober, for St. Roch's R.C. Church, owner.

SUBJECT—Application January 8, 1954 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of twenty years, the erection and maintenance of a class 1 structure to be used as a garage for more than five motor vehicles, lubrication, wheel alignment, brake testing, car washing, accessory sales, loading and unloading berth and office; and to permit the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—801-807 4th avenue and 168-196 28th street, southeast corner (Block 665, Lots 6 and 19), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-

ert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 25, 1954 after due notice by publication in the Bulletin; laid over to June 15, 1954, for inspection and decision, pending action by the Board of Estimate as to Section 21-A; hearing closed; then to June 29, 1954, for applicant to file revised plans and statement from the Planning Commission; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 4th avenue are in a business use, B area, class 1½ height district; 28th street is in business and unrestricted use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 17, 1953 acting on N.B. Applic. 1334-53, reads:

"1. Proposed building and premises, in a business use zone, to be used for garage for more than 5 motor vehicles, lubrication, wheel alignment, brake testing, office & sales, car washing, gas service station, lubritorium, minor auto repairs, parking and storage of motor vehicles, loading & unloading berth, is in violation of Article II, P. 4(a), subsections 15, 29 & 46 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. 2 in. frontage by 350 ft. in depth, pres-

ently vacant; that it is proposed to erect a building of class 1 construction, one story in height, having a frontage of 100 ft. 2 in. facing 4th avenue and a depth of 280 ft.; that the building is to be used as a garage for more than five motor vehicles, minor auto repairs, lubrication, wheel alignment, brake testing, car washing, office and sales, and the open part of the lot at the intersection of 4th avenue and 28th street as a modern gasoline service station consisting of twelve 550-gallon gasoline storage tanks and six dispensing pumps; that part of the open site will also be reserved for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the site occurs on one of the main auto highways leading north and south across Brooklyn; that the entire area is highly congested and the parking situation acute, and the proposal will go far towards alleviating this condition; that within the affected area, the east and west sides of 28th street, 100 ft. west of 4th avenue, are in an unrestricted zone; that 28th street on the north side and starting 100 ft. east of 4th avenue, is also in an unrestricted zone and therefore the site is directly faced by the unrestricted zone; that within the business use district, within the affected zone, block 668, lots 29 and 53 are developed with a lumber yard and block 664, lot 37 is developed with a gas station; that there are many non-conforming uses and therefore as a great percentage of the affected area is unrestricted and as the above quoted non-conforming uses exist, it would be a hardship to develop the site with a conforming use; that the area does not call for stores as 4th avenue is not a shopping center and development with anything but as proposed would not be in conformity with the area and highly unfeasible from an economic standpoint; that the premises have remained vacant since 1921 and its development with a conforming use had not been feasible; that the site is high in assessed value and it is now mandatory that the owners derive some income from the site and their investment; that the proposed building will be highly modern in design and will improve the appearance of the community by developing an open, unsightly piece of land; that the proposal will be in complete harmony with the affected area and it is presently zoned and as it has developed; and

WHEREAS, the applicant states that the present owner has held title to lot No. 6 since May 3, 1930 and to lot No. 19 since June 22, 1921 and that the assessed valuation of the land is \$50,000; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board studied the recent amendment of Section 21A and found that the proposed use of the premises do not come within its purview as amended; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of twenty (20) years, to permit the use of the premises as a gasoline service station and garage and for servicing cars, as proposed and shown on plans marked "Received June 8, 1954" (2 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that there shall be no windows opening on the adjoining premises to the south or west; that along the line of the plot to the south there shall be erected a masonry wall not less than 5 ft. 6 in. in height from the end of the proposed garage building to the street line of 4th avenue, except that such wall may be reduced to 4 ft. 6 in. in height within 10 feet of such building line; that the accessory building for the gasoline station portion shall be of the design and arrangement as proposed; that the balance of the premises where unbuilt upon shall be paved with concrete or asphaltic pavement; that the sidewalks and curbing abutting the premises shall be constructed or repaired to the satisfaction of the borough president; that pumps shall be located where shown but not nearer than 15 ft. to the street building lines; that

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curb cuts shall be limited to two, as shown, each 30 ft. in width, to 4th avenue and two curb cuts of similar width to the gasoline selling portion of site, and two curb cuts, 18 ft. in width, opposite the entrances to the garage portion; that there shall be no cellar under the building except for the boiler room within the garage portion, which shall be separated from the balance of the building by fireproof construction and enterable only from the exterior; that the number of gasoline storage tanks shall be limited to twelve 550 gallon tanks as shown; that such portable fire-fighting equipment shall be maintained as the fire commissioner shall direct; that under section 7i, there may also be repairing maintained within the garage portion of the building for servicing of cars dealt in by the agency occupying the premises; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

12-54-BZ

APPLICANT—John F. Fitzsimons, for Frank C. Tortora, owner.

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a one family dwelling and accessory real estate office, for a term of ten years.

PREMISES AFFECTED—45-12 Francis Lewis boulevard, west side, 80 ft. north of 45th road (Block 5538, Lot 34), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Frank C. Tortora.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Murdock, Commissioners Kleinert and Keating	3
Absent: Deputy Chief Connors	1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 18, 1954 after due notice by publication in the Bulletin; laid over to June 8, 1954, for inspection and decision; hearing closed; then to June 29, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Francis Lewis boulevard are in a residence use, C and D area, class 1 height district; 45th road is in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 5, 1954 acting on N.B. Applic. 4962-53, reads:

"1. Use of premises located in a residential use district as a one family dwelling and accessory real estate office is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40.04 ft. frontage by 79.85 ft. in depth, irregular, presently vacant; that it is proposed to erect a building 25 ft. front by 44 ft. in depth, one story 14 ft. in height, of class 3 construction, to be used as a one family dwelling and real estate office; and

WHEREAS, the applicant contends that as of July 25, 1916 the property was in a business district; that the residence use designation became effective July 24, 1947; that the owner is a real estate broker having an office at 149-50 Northern boulevard in Flushing, and he is desirous of having an office at the proposed location so as to be more readily available to home owners in the neighborhood and prospective purchasers; that the neighborhood generally is in process of development with one and two family houses; that the proposed accessory use of the building as a real estate office will not adversely affect the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since November 21, 1953 and that the assessed valuation of the land is \$1200; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivision e of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 4962/53, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

17-54-BZ

APPLICANT—Charles Abrahams, for Reem Realty Corp., owner (Long Island Mattress Co., Inc., lessee).

SUBJECT—Application January 13, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the erection and maintenance of a one story and mezzanine class 1 structure, using more than the area permitted.

PREMISES AFFECTED—368-392 Richardson street and 439-447 Vandervoort avenue, southwest corner (Block 2860, Lot 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles Abrahams.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating

Negative

Absent: Deputy Chief Connors

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 2, 1954 after due notice by publication in the Bulletin; laid over to June 29, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in an unrestricted use, C area, class 1½ height district; Richardson street is in manufacturing and unrestricted use, C area, class 1½ height districts; Vandervoort avenue is in an unrestricted use, C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 14, 1953 acting on N.B. Applic. 1390-53, reads:

"1. Area of Bldg. excessive for "C" area district and is contrary to Art. IV sect. 13 of zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 225.33 ft. frontage by 100 ft. in depth, on which is located a one story non-fireproof extension to the buildings located on lot numbers 1 and 13, immediately adjoining, which extension will be demolished; that it is proposed to erect a one story and mezzanine fireproof building to occupy the entire area of the lot equal to 22,500 sq. ft., of which 4,200 sq. ft. will be loading space; that the area occupied in excess is 4,050 sq. ft.; and

WHEREAS, the applicant contends that the premises were in the present ownership before the zoning amendment of 1944 which established percentage limitations in a C area zone; that the proposed building is to be erected by the Reem Realty corporation who are the owners of buildings located on adjoining lots 1 and 13, which buildings are leased to and occupied by the Long Island Mattress company; that the proposed building is to be leased to and occupied by the Long Island Mattress company in conjunction with their present facilities; that their growing business requires additional ground floor area equal to the entire area of the lot; that a substantial number of properties in the immediate vicinity of the premises have been developed to occupy per-

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centage areas of the lot in excess of the limitations set by the zoning amendment of 1944; that the premises are located in an unrestricted use and the surrounding areas are intensely developed with industrial establishments; that the character of the industrial developments in the existing C area zone is similar to the developments in the adjoining A and B area zones which are located only a short distance away and which have no area limitation for industrial use; that the granting of a variance will not affect any premises as to light and air; and

WHEREAS, the applicant states that the present owner has held title to the property since April 9, 1943; that the assessed valuation of land is \$11,300 and of the buildings \$11,500, making a total of \$22,800; and

WHEREAS, the surrounding area have previously been inspected by a committee of the Board;

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the ground of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to area, to permit the extension in area of the building, as proposed and as indicated on plans filed with this application, marked "Received January 13, 1954" (6 sheets) and "May 7, 1954" (5 sheets), *on condition* that in all other respects the building and occupancy shall comply with all requirements of law applicable thereto; that the wood frame shed on the premises shall be removed, as proposed; that such fire-fighting equipment shall be installed and maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

45-54-BZ

APPLICANT—A. H. Salkowitz, for Jack Goodstein, owner.
SUBJECT—Application January 26, 1954 (decision of the borough superintendent), under sections 7h and 21 of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use, D area district, the erection and maintenance of a building to be used as stores and offices, using more than the area permitted, and to permit the parking of patrons' and employees' cars (no fee) in the residence use portion of plot.

PREMISES AFFECTED—138-23 to 138-37 Queens boulevard, east side, 101.07 ft. north of 86th avenue (Block 9649, Lot 29), Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz and Jack Goodstein.

For Opposition: P. Wolf Winer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 2, 1954 after due notice by publication in the Bulletin; laid over to June 29, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 86th avenue are in residence and business use, D area, class 1 height districts; Queens boulevard is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 4, 1954 acting on N.B. Applic. 6234-52, reads:

"1. Use of premises located partly in a business use district and partly in a residence use district as stores, offices and free parking for patrons and employees is contrary to Art. II Sec. 3 of the Zoning Resolution.

2. Area of bldg. in business portion of lot exceeds 55% of area of lot permitted for "D" area district contrary to Art. IV Sec 14(c) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 165 ft. frontage by 137.81 ft. in depth, irregular, presently vacant, and used as a used car lot; that it is proposed to erect a building 165 ft. front by 96.71 ft. in depth on 1st floor, irregular, 61.71 ft. in depth on 2nd floor, two stories, 25 ft. in height, of class 3 construction, to be used as stores and offices, with accessory parking on unbuilt upon portion of plot; and

WHEREAS, the applicant contends that the building is to be constructed of poured concrete foundations, exterior solid masonry walls, steel columns and girders, wood floor and roof beams and wood roofing boards covered with 5-ply ruberoid roofing; that the 2nd floor is to extend 61.71 ft. in depth along Queens boulevard and is to be used for offices only; that it is also proposed to provide a parking area to the rear of the building for the patrons and employees of the stores and offices; that this parking area is entirely located in the residential zone of the plot and access is effected from 139th street along the rear lot line of the plot; that if separate entrances from Queens boulevard to the parking areas and loading areas had to be provided, valuable store frontage would have to be eliminated and in addition, a hazardous condition would be created along heavily travelled upon Queens boulevard; that the main residential section in this portion of Queens is directly to the east, or rear of the site, as the westerly residential portion is separated from the property by Van Wyck expressway; that most patrons wishing to use the parking field would be travelling along 139th street and no appreciable increase of traffic would result; that the parking area is located on the same level with the basement garage of the adjacent multiple dwelling; that the first livable floor of the apartment house is therefore at a much higher elevation than the proposed parking area and would therefore not interfere with ventilation of adjacent buildings or create an unsightly space to the rear of the plot; that to leave that portion of the site located in the residential zone an unoccupied area, would create an unsightly condition; that it is further proposed to install a chain link type of fence along the site and rear lot lines and to keep the parking area closed during non-business hours and to properly surface and grade the site; that due to the high assessed valuation of the land and future buildings, the maximum area permissible under the zoning law would bring an unsatisfactory return on the high investment involved; that the additional area occupied by the building would not interfere with the light and ventilation of adjacent store buildings and apartment houses; that the larger floor area offered to prospective tenants would invite a better type tenancy and improve the general appearance of the site; that the area of the building as proposed occupies approximately 67.5% of the area of the entire plot; that the area of the plot is 22,102 sq. ft. and the area of the building as proposed is approximately 14,947 sq. ft.; and

WHEREAS, the applicant states that as of July 25, 1916 the property was zoned as a 1¼ times district and a C area district; that the present height and area designations became effective July 30, 1947; that the use designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that inasmuch as the strict compliance with the letter of the law would cause undue hardship to the owner, it is requested that a variance of the applicable laws be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since May 12, 1952 and that the assessed valuation of land is \$10,000; that the proposed cover-
ages are as follows:

Area of plot	21,102 sq. ft.
Area in business use	16,020 sq. ft.

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Area in residence use	6,082 sq. ft.
Area permitted in business use.....	8,811 sq. ft.
Area proposed	14,997 sq. ft.
Area in excess	6,186 sq. ft.

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the zoning resolution, as to use, and that the applicant has substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the ground of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to area, to permit a portion of the building to be extended in the business use area, as proposed and as indicated on plans filed with this application, marked "Received January 26, 1954" (6 sheets) and "April 21, 1954" (1 sheet), *on condition* that the building shall not exceed the height proposed and in all other respects shall comply with all laws, rules and regulations applicable thereto; and under section 7h for a term of ten years to permit the use of the unbuilt upon portion of the premises in the residence use district to be occupied as proposed for the parking of employees' and customers' cars, *on condition* that there shall be erected on the street building line a masonry base not less than 2 feet in height with a steel picket fence thereon, to a total height of not less than 5 ft. 6 in. with no openings therein except one for exit and entrance, not exceeding 12 ft. in width; that such opening shall be fitted with gates, supported on either side by a masonry post; that opposite such entrance there may be a curb cut not over 15 ft. in width; that a similar fence or a solid masonry wall shall be constructed along the northerly and southerly lot lines to the wall of the building, as proposed; that the parking area shall be leveled substantially to the grade of the street and surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that proper bumpers shall be maintained at all times for protection of the fences and building; that signs as to the parking use shall be limited to an unilluminated flat sign attached to the fence and not extending beyond the building line advertising the parking use for employees and patrons without charge; that there shall be no signs on the roofs nor any signs facing the residential district except as above permitted for the parking use; that such portable fire-fighting appliances shall be maintained within the building at a convenient location as the fire commissioner shall direct; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

78-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Frederick C. Barkin, owner.

SUBJECT—Application February 4, 1954 (decision of the borough superintendent), under section 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy from storage garage to manufacture of auto springs, auto spring repairs, motor vehicle repairs, welding, wheel alignment, lubrication, and the use of a forge installed in a fireproof room.

PREMISES AFFECTED—2839-2845 Atlantic avenue and 171 Schenck avenue, northeast corner (Block 3949, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating	3
Negative	0
Absent: Deputy Chief Connors	1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 8, 1954 after due notice by publication in the Bulletin; laid over to June 29, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Schenck avenue are in residence and business use, C area, class 1 height districts; Atlantic avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 27, 1954 acting on Alt. Applic. 5150-53, reads:

"1. In a business and residence use district the proposed change in occupancy from 'Public Garage' to 'Auto Spring Repair, Minor Auto Repairs, Welding, Wheel Alignment, Lubrification in conjunction with manufacturing of Auto Springs' is contrary to Art. II, Sec. 3, Sec. 4(a) Subdiv. 4 and 29 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. 3 in. frontage by 100 ft. 4½ in. in depth, on which is located a building covering entire lot, one story, 14 ft. in height, of class 3 construction, being used as a public garage, for which certificate of occupancy No. 10788-21 has been filed; that it is proposed to change the use of the present legal public garage to manufacturing of auto springs, auto spring repair, minor auto repairs, welding, wheel alignment, lubrication and accessory use of a forge installed in a fireproof room; that the existing gas tanks will be filled with water and sealed to the satisfaction of the fire department; and

WHEREAS, the applicant contends that the building projects 2½ in. into the residence zone, but said part of the building is the rear wall of building and as such does not affect the residence zone; that Atlantic avenue is a main auto lane leading across Brooklyn and as such the proposed business, having to do with motor vehicles, is entirely in keeping at this point; that inasmuch as the affected area along Atlantic avenue was in an unrestricted zone until May 15, 1941 the street was developed with uses that are now non-conforming, but the character of the street, because of the present non-conforming uses, is definitely unrestricted; that these non-conforming uses are as follows: block 3949, lot 18—lumber yard; block 3962, lots 11 and 12—lumber yard; block 3963, lots 8, 16, 18 and 26—gas station, motor vehicle repair shop and factory; block 3964, lots 8 and 13—Borden Milk Co. and garage; block 3965, lot 13—gas station; that lot No. 5 immediately adjoins the site to the east and north so as to isolate the site by a machine shop use; that in view of the fact that the site is now developed with a non-conforming use and as the area will not be adversely affected, it is requested that this application be granted; and

WHEREAS, the applicant states that the owner has held title to the property since July 16, 1953 and further states the assessed valuation of the land is \$14,500 and the building \$18,500, making a total of \$33,000; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7i, to permit the existing garage building to be occupied as proposed and indicated on plans filed with this application, marked "Received February 4, 1954" (5 sheets), *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all requirements of law applicable to the building and occupancy; that the repairing use may be as

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proposed; that such fire-fighting equipment shall be maintained as the fire commissioner shall direct; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this resolution.

Adjourned: 3:20 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 29, 1954, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating.

202-42-A—Vol. II

APPLICANT—Fort Greene Refrigerating Service, Inc., lessee, for Conron Realty Corp., owner.

SUBJECT—Application reopened May 18, 1954 as Vol. II —re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—170 Fort Greene place, west side, 230 ft. north of Atlantic avenue, Block 2001, Lot 28; 171-173 Fort Greene place, east side, 314 ft. 10 in. north of Atlantic avenue, Block 2002, Lots 14 and 15; 189-191 Fort Greene place, east side, 140 ft. 3 in. north of Atlantic avenue, Block 2002, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Abraham Greenberg.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated March 12, 1954, reads:

"This is in reply to your letter of February 18, 1954.

As a result of an inspection, it has been determined that the proposed installation of additional refrigeration lines cannot be approved by this department for the reason that such proposed installation appears not to be in compliance with Board of Standards and Appeals' Resolution No. 202-42-A."

and

WHEREAS, the applicant states the building is 3 stories, 35 ft. in height, 41 ft. by 100 ft. in area, erected in 1942 in a business use, B area, Class 1½ height district, used and occupied: Basement—engine room; 1st floor—store and cooler; 2nd floor—cooler; 3rd floor—cooler, for which Certificate of Occupancy #107733 was issued January 7, 1943, upon completion of work under N. B. 3098/42; and

WHEREAS, the applicant states that this is an appeal by the Fort Greene Refrigerating Service Inc., for permission to extend its refrigerating pipe lines from the engine room in Nos. 189 to 191 Fort Greene place, under Fort Greene place in a northerly direction to Nos. 171-173 Fort Greene place, and to extend these lines across Fort Greene place into premises No. 170 Fort Greene place, as alternate routes in addition to the method presently used and which has been in use for more than 40 years; and

WHEREAS, the applicant states that Nos. 170 and 171-173 Fort Greene place have been supplied with ammonia as a refrigerant pursuant to the action of the Board under Cal. No. 202-42-A; that the present means of furnishing refrigerant to these two buildings from the engine room of Nos. 189-191 Fort Greene place is by a line across Fort

Greene place to No. 184 Fort Greene place and thence through the cellar of the various buildings along Fort Greene place and thence along the east side of Fort Greene place, as indicated on plans filed with this appeal; and

WHEREAS, the applicant states the purpose of this appeal is that in the event any of the intervening owners decide to exclude the applicant from their properties, the applicant will have positive means of supplying Nos. 170 and 171-173 Fort Greene place with refrigerant from its engine room; and

WHEREAS, the applicant states it is the assignee of a franchise expiring December 31, 1960, covering the entire bed of Fort Greene place between Atlantic avenue and Hanson place; and

WHEREAS, the applicant states it is now proposed to extend its lines through its existing vault under the sidewalk of Nos. 189-191 Fort Greene place, thence in a northerly direction to a point opposite No. 170 Fort Greene place, thence westerly into No. 170 Fort Greene place through a sidewalk vault and to continue this line in the bed of a street to a point opposite No. 171 Fort Greene place and thence through a sidewalk vault into the building at No. 171 Fort Greene place; and

WHEREAS, the applicant contends that a shutoff valve will be installed in the line at the building Nos. 189-191 Fort Greene place, and no refrigerant will be allowed to enter the line except when necessary by reason of interference by abutting owners; and

WHEREAS, the applicant states that the 1¼ in. suction line and 3 in. feed line will be of extra heavy steel pipe and the 1 in. pump-out line will be enclosed in a 16 in. conduit of reinforced concrete; that the 3 in. feed line will be covered with 8' of styrofoam insulation; that the system is a Class A refrigerating system and is under the supervision of a licensed engineer 24 hours a day and has proper control valves and carries a 1 in. high pressure safety valve set at 275 lbs. and a 1¼ in. low pressure safety valve set at 150 lbs. with a mercury gauge set at 212 lbs.; and

WHEREAS, the applicant contends the proposal is not hazardous; that there has been ammonia under Fort Greene place for more than 40 years and there has never been an untoward incident as a result thereof; and

WHEREAS, the applicant contends ammonia may never flow in the pipes now proposed, nevertheless since such a possibility may become necessary, the continued service from this system makes this alternate arrangement necessary; and it is therefore requested that this appeal be granted.

Resolved, that the decision of the Fire Commissioner, dated March 12, 1954, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the extension as proposed and as indicated on plans filed with this appeal, marked "Received April 8, 1954" (1 sheet), *on condition* that there shall be a shut-off valve accessible from the outside of the building at the sidewalk or street at each point where a branch of the supply line enters the building and that the entire system shall be maintained to the satisfaction of the Fire Commissioner including systems as previously permitted under Cal. No. 202-44-A—Vol. I; that this resolution is subject to obtaining any additional franchise from the Board of Estimate that may be required.

353-49-A—Vol. II

APPLICANT—Gloster and Gloster, for 211 E. 94th St., Corp., owner.

SUBJECT—Application reopened March 9, 1954 as Vol. II —re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—207-213 East 94th street, north side, 130 ft. east of 3rd avenue, 5th floor; Block 1540, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: J. J. Gloster.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, acting on Alt. Applic. 1630/53, reads:

"1. Building should be of fireproof construction; it exceeds 4 stories. Section 270 of the Labor Law.

2. Building may not be increased in area (#209 E. 94 St.) as required by Bd. of S. & A. Case #353-49-A approved 6/21/49, Bul. #26, Vol. 34."

and

WHEREAS, the applicant states the existing buildings are 5 stories, 55 feet in height, 75 ft. front by 72 and 90 ft. in depth, Class 3 construction, erected in 1902 on a lot 100 ft. front by 100 ft. 8 in. in depth, in an unrestricted use, B area, Class 1½ height district; used and occupied as a laundry in accordance with variance granted by the Board under Vol. I of this appeal, affecting No. 209 East 94th street, for which building Certificate of Occupancy #38079 was issued January 12, 1951, upon completion of work under Alt. App. 191/49, and the granting of the variance by this Board under Cal. No. 353-49-A, Vol. I; that it is now proposed to add the additional building at No. 207, which is 5 stories in height, and make the entire building 100 ft. front by 72 ft. and 90 ft. in depth, in Class 3 construction, to be used and occupied from Nos. 207-213, as follows: Cellar—storage, 5 persons; 1st floor—storage, 32 persons; 2nd floor—laundry, 11 persons; 3rd floor—laundry, 36 persons; 4th floor—laundry, 25 persons; 5th floor—laundry, 33 persons; and

WHEREAS, the applicant states that the existing buildings consist of Nos. 211-213 E. 94th street used as a laundry and No. 209 E. 94th street used as storage and laundry; that the 5th floor of No. 209 was permitted to be used as a laundry by the Board under Vol. I of this calendar number; that No. 207 was formerly an apartment house. It is now requested that the Board grant a variation of the provisions of Section 270 of the Labor Law to permit the use of this building for laundry purposes; that the building will be completely altered to conform to the requirements for live-load and will be completely sprinklered with an automatic sprinkler system as is the existing laundry building; that the existing building which it is proposed to convert to laundry use will be served by the following exits:

1. A fireproof stair in No. 209 E. 94th St. now connected by a party wall; this stair is completely fireproof, 3 ft. 8 in. wide and leads directly to street and roof.

2. Horizontal exits leading to Nos. 209-213, which in turn have a fire-retarded stair and a labor law fire escape at front; that the ceilings of No. 207 will be fire-retarded and additional toilets and rest rooms will be provided.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* of the requirements of the Labor Law, as cited in the decision of the Borough Superintendent, acting on Alt. Applic. 1630/53, Objection 1 and to modify the decision under Objection 2, and that the appeal be and it hereby is *granted*, to permit the use of the building as proposed and indicated on plans filed with this appeal, marked "Received June 9, 1954" (5 sheets), so that such building may be used in conjunction with adjoining buildings which were subject to an appeal granted by this Board under Vol. I of this calendar number; *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable to the building and occupancy; that requirements of the Board in its resolution of June 21, 1949, shall apply to this building insofar as applicable; that all doors between this building at 211 East 94th street and the adjoining building at 209 East 94th street shall be fireproof self-closing at all openings and that all requirements of the resolution adopted under Vol. I shall be com-

plied with and a new certificate of occupancy covering all buildings comprising the laundry shall be obtained.

232-52-A—Vol. II

APPLICANT—Burke, Green and Groh, for Endmur Realty Corp., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re Appeal from a decision of the borough superintendent. PREMISES AFFECTED—165-18 to 165-28 Hillside avenue, southwest corner of Merrick boulevard, Block 9816, Lot 41, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh, Thomas M. Quinn, Joseph D. McCauley and William Quinn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 26, 1954, on Alt. Applic. 2965/51 reads:

"1. Proposed conversion of a frame bldg. from a dwelling to a funeral parlor is contrary to 4.2.1 and 4.1.3 of the B.C.

2. Proposed extension to be used in conjunction with the proposed funeral parlor is contrary to the resolution of the Board Cal. #232-52-A, Bul. 31, Vol. 37."

and

WHEREAS, the applicant states the existing building is two stories, 18.8 ft. in height, 84.6 ft. front by 28.6 ft. irregular in depth, of Class 4 construction, erected in 1907, located on a lot 167.87 ft. front by 101.62 ft. irregular in depth in a business use, C area, Class 1½ height district. The building is now vacant. It is now proposed to extend the building in area to 84.6 ft. front by 49.6 ft. irregular in depth, in Class 3 construction, and use and occupy the extended building as follows: Basement—Preparation room and storage; 1st floor—funeral chapels and family rooms; 2nd floor—living quarters for caretaker. The building is provided with one 3 ft. wide interior wood stairs, enclosed in partitions of two coats of gypsum plaster on rock lath, equipped with wood doors. Stair leads direct to street but not to roof; and

WHEREAS, under Vol. I of this appeal, the Board by resolution adopted July 22, 1952, as amended by resolution adopted January 6, 1953, granted a variation of the requirements of the Administrative Building Code as cited in Objection 1 of the decision of the Borough Superintendent issued March 4, 1952, on Alt. Applic. 2965/51, so as to permit the building to be occupied as a funeral home on the cellar and first floor, provided the building is not increased in height or area; and

WHEREAS, this appeal was reopened as Vol. II on May 25, 1954, to consider an extension in area of the building; and

WHEREAS, the applicant states that the only provision of law that will not be complied with is that the exterior walls of the existing building are of frame construction; that the new proposed construction will be of masonry; and

WHEREAS, the applicant contends that the cellar ceiling throughout will be surfaced with rock lath and two coats of cement plaster; that there will be a 3 ft. 3-hour approved fireproof self-closing door leading from the cellar to the first floor; that the basement will be used for casket display, preparation room, smoking room and lavatories; that the principal occupancy of the building will be confined to the first floor where there will be four chapels and three family rooms; that the proposed extension will be of masonry construction with metal windows; that the existing portion of

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the building on the first floor will have exterior walls of wood studs, stucco on metal lath on the exterior and plaster on wood lath on the interior; all interior partitions are frame, wood lath and plaster both sides; all doors are wood unless otherwise noted on plans filed with this appeal; that a 3-hour self-closing fire door will be installed between the existing building and the proposed masonry extension; all ceilings will be of wood lath and plaster; exterior walls are now fire-stopped by underflooring which seals the spaces between studs at each tier of beams; that the 2nd floor will be used solely as a caretaker's apartment; that a fire escape balcony with drop ladder will be provided as a secondary means of egress from the caretaker's apartment; that it is proposed to construct a fire-retarded partition around the existing stairs to the second floor, surfaced with rock lath and two coats of gypsum plaster and provided with a 3 ft. wide, one-hour fireproof self-closing door opening to the second story; an additional side exit will be provided for the extension on the first floor opening into the parking area; and

WHEREAS, the applicant requests that in view of the fact the occupancy for the funeral parlor will be confined to the first floor, which will contain good exit conditions, it is requested that this modification be granted.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 2965/51, dated April 26, 1954, Objections 1 and 2, be and it hereby is *modified* and that the resolution adopted by the Board on July 22, 1952, is hereby *amended* by adding thereto:

"that in the event the owner desires to extend the building by a Class 3 extension one story and cellar in height, as proposed and as indicated on plans filed with this appeal, marked 'Received May 5, 1954' (4 sheets), such extension may be constructed, to be occupied in conjunction with the use permitted by the resolution above cited, *on condition* that such extension shall be separated from the main building by fireproof walls and that all openings thereto shall be protected with fireproof, self-closing doors swinging in the direction of exit, as proposed; that an additional exit shall be constructed in the south wall of the new chapel, leading to the side yard from which exit can be had through the parking area to Hillside avenue; that such door shall be not less than 3 ft. in width; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto and that the requirements of the resolution adopted under Volume I shall be complied with where not inconsistent with the terms of this *amended* resolution and that a second means of exit from the caretaker's apartment shall be maintained, as proposed."

289-53-A

APPLICANT—James Whitford, for St. Johns Evangelical Lutheran Church of Richmond Co., owner.

SUBJECT—Application April 22, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—663 Manor road, northeast corner of Reon avenue, 1st floor, Block 707, Lot 243, Four Corners, Borough of Richmond.

APPEARANCES—

For Applicant: William E. Roehrig and Rev. D. H. Heitner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-

ert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated April 7, 1953 on Alt. Applic. 374/52 reads:

"The proposed conversion from a residence to a school and residence of the existing Class IV structure at the above location is contrary to Sect. C26-254.0 of the Administrative Code which provides that no Class IV public building may exceed one story in height or 600 sq. ft. in area."

and

WHEREAS, the applicant states the building is two stories 30 ft. in height, 60 ft. 9 in. by 59 ft. 6 in. in area at street level; 40 ft. by 44 ft. 10 in. in area at typical floor level; of Class 4 construction erected prior to 1916; located on a lot 273 ft. by 270 ft. in area; in a residence use E area class 1 height district; used and occupied since 1952 as follows: cellar—heater room and toilets; 1st floor—4 classrooms and office (church school), 45 persons; 2nd floor—1 apartment; no change in use or occupancy is now proposed; building is equipped with an approved fire alarm system and regular monthly fire drills are maintained; there is one interior frame stairway, frame enclosed 3 ft. wide to cellar and 3 ft. 6 in. in width from 1st to 2nd floors; the stairs at cellar is provided with a fireproof self-closing door; and

WHEREAS, violation #357 was issued October 16, 1952 for converting a residential building into a school without a certificate of occupancy; and

WHEREAS, the applicant states that the building in question and an attached swimming pool masonry and glass enclosure is located on a parcel of land approximately 273 ft. by 270 ft. irregular in area; that the building in question is covered with asbestos shingles and was formerly used as a one-family residence consisting of four rooms with sun-porch on the first floor and 6 bedrooms and 2 baths on the 2nd floor with an unfinished attic; is now proposed to be used as a parochial day school; that the 1st floor only will be used for class and study rooms for 39 children ranging in ages from 5 to 7 years; and the basement will have the necessary toilet facilities; the second floor will accommodate the principal's and vicar's offices in a 5½ room apartment; that the building is 58 ft. from the nearest side lot line and 37 ft. from the Manor road building line, and is surrounded by a large area of vacant land; that the nearest building to the premises in question is a brick church on the southeast corner of Manor road and Windsor road; that the owners have purchased land at the southwest corner of Victory boulevard and Little Clove road to construct a new modern Day School, sketches for which were prepared in 1950 and working drawings subsequently ordered and then cancelled when the City revealed that it was taking the site in condemnation for the Clove Lakes Expressway; that this caused the owners to seek another location for the school and the site in question became available; that in order to expedite the formation of the Day School and place it in operation the owners proposed to convert and use the existing building as indicated on plans filed with this appeal; that the proposed use will be a temporary measure until a new masonry building can be designed and constructed on the vacant portion of the parcel fronting on Reon avenue and which is now under construction; and it is therefore requested that the Board consider this appeal and grant permission to use the premises for a period of 5 years; and

WHEREAS, the premises were inspected by a Committee of the Board.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 374/52, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance for a term of five years of the existing use as proposed and as indicated on plans filed with this appeal marked "Received April 22, 1953" (three sheets) and "June 1, 1954" (one sheet) *on condition* that the building shall not be increased in height or in area; that the amount of space used for school rooms shall not be increased, that there shall be no occupancy for such in the second story; that the use of the second story shall continue as at present used, that a certificate of occupancy shall be obtained.

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451-53-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

SUBJECT—Application reopened November 10, 1953 as Vol. II—Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—67-79 Stanwix street, 16-36 Forrest street, southwest corner and 11-31 Noll street (1st and 2nd floors); Block 3145, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and C. W. Dayton.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition. Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated June 23, 1954, acting on amended Alt. Applic. 1803/53, reads:

"22. Proposed new 2nd floor area unprovided with two stairways or other approved exits violates Sec. C26-283.0-b3 Admin. Code.

23. Exit doors so located on 1st fl. that a portion of floor area is more than 150 ft. from a means of egress violates Sec. C26-273.0-b2 Adm. Code."

and

WHEREAS, it is now proposed to increase the 1st and 2nd floors in area by demolishing an existing two story garage and erecting a two story extension of class 1 construction, to the existing case warehouse building and to use and occupy the altered building as follows: cellar, ordinary use; 1st floor, warehouse, 50 persons; intermediate story, locker room, toilets and offices, 30 persons; 2nd floor, toilets, rest room, general office and warehouse, 80 persons; that the building will be provided with an interior 3 ft. 8 in. wide incombustible stair, masonry enclosed, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street; and

WHEREAS, the applicant states that the building is 2 stories, 41 ft. in height; 120 ft. 5½ in. front, and 275 ft. 2½ in. in depth; that the 1st floor is approximately 30,000 sq. ft. and the 2nd floor approximately 14,360 sq. ft.; that on July 17, 1953, the Board permitted an extension on the 2nd floor 51 ft. 3½ in. in width and 42 ft. 1½ in. in depth; that this extension was completed; that it is now proposed to extend both the 1st and 2nd floors; that the existing two story garage has been demolished and the 1st floor of the building in question extended and the 2nd floor will be extended to provide additional case storage; that the extension will be 70 ft. 1¾ in. by 65 ft. 11 in. on the 1st floor and approximately the same at 2nd floor and of class 1 construction; that the 2nd floor extension proposed will be a case warehouse and will be separated so that employees occupying the general office will not be in the case warehouse except in emergency; that the entire first floor area will be used as a case warehouse; that the entire floor area is within 150 ft. of an exit; that it is proposed to relocate the exit to Noll street; that there will be 20 loading docks with overhead doors facing Forrest street; that the existing certificate of occupancy permits 50 persons on the 1st floor and it is not intended to increase this occupancy; that the loading dock doors are open when the 1st floor is occupied; that no inflammable material will be stored; that there are 2 interior stairs in the 2nd floor office space, one to Stanwix street and the other to Forrest street and both lead to the roof; that in addition there is a bridge over Stanwix street available in emergency; that an interior stairway is proposed directly to Noll street from the 2nd story extension and to the roof; that a 3 ft. 8 in. wide door from the stairway of the new warehouse 2nd floor extension will lead across the

roof of the 1st floor to the general office area; that the existing 2nd floor has a live load of 250 lbs. per sq. ft. and the proposed additional area will have a live load capacity of 600 lbs. per sq. ft. with a slab consisting of 5 in. reinforced stone concrete; that it is not proposed to increase the occupants on the 2nd floor; and

WHEREAS, the applicant contends that in view of the proposed conditions as herein described this appeal should be granted.

Resolved, that the decision of the Borough Superintendent, acting on amend to Alt. Applic. 1803/53, Objections 22 and 23, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the two story extension as proposed, replacing existing garage and the location of exit doors on the 1st floor as indicated on plans filed with this appeal marked "Received June 23, 1954," (7 sheets), for the use as proposed *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as *amended* by resolution adopted on July 17, 1953, under Vol. I; that the building shall not be further increased in height or area; that such fire-fighting equipment shall be maintained as the Fire Commissioner shall direct.

537-53-A

APPLICANT—Julius Eckmann, for 174 Wooster street, owner.

SUBJECT—Application July 3, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—174 Wooster street, east side, 100 ft. north of West Houston street Block 524, Lot 35, Borough of Manhattan.

APPEARANCES—

For Applicant: Julius Eckmann.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Klei-
ert and Keating 3

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 11, 1953, acting on Alt. Applic. 660/53, reads:

"1. A fire escape on a factory building more than 5 stories high is not acceptable as a second means of egress. Provide on each floor, including the cellar, two exits remote from each other in accordance with Sec. 271 of the Labor Law."

and

WHEREAS, the applicant states that the building is 8 stories, 96.9 ft. in height; 23 ft. by 100 ft. in area at street level, 23 ft. by 90 ft. in area at typical floor level, of fireproof construction, erected 1897, located on a lot 23 ft. front by 100 ft. in depth, in an unrestricted use, B area, class 2 height district, and used and occupied since 1897 as follows: cellar, storage, 2 persons; 1st floor, glass polishing, 10 persons; 2nd floor, manufacturing plastic forms, 10 persons; 3rd floor, manufacturing leather goods, 10 persons; 4th floor, manufacturing metal strips, 10 persons; 5th floor, manufacturing shoes, 10 persons; 6th floor, manufacturing slippers, 10 persons; 7th floor, manufacturing dolls, 10 persons; 8th floor, manufacturing display forms, 10 persons; that the building is equipped with an approved standpipe system, an approved interior fire alarm system and regular monthly fire drills are maintained; that there is one 3 ft. 2 in. wide interior stairs of steel and cement construction, enclosed in terra cotta partitions, plastered, equipped with Kalamein self-closing doors and leading from roof bulkhead direct to street, and one fire escape at rear extending to roof by stair with egress from its lower termination by passageway through adjoining building to the south; that window

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and door openings on the course of the fire escape are fire-proof self-closing; that the adjoining building to the north is five stories and to the south 6 stories in height; and

WHEREAS, the applicant states that the fire escape located at the rear of the building is a 45 deg. labor law fire escape; that the number of occupants per floor does not exceed 10; and

WHEREAS, the applicant contends that exiting conditions have been maintained under the resolution adopted by the Board under Cal. No. 867-25-S, and have not been changed; that safety of the occupants has been provided for by the facilities described above; that the recent amendment of the labor law with reference to fire escapes on buildings over 6 stories in height is the basis of the violation and the decision of the Borough Superintendent and it is requested that the Board accept the exit conditions as the safety of the occupants is adequately provided for with the existing exits; and

WHEREAS, under Cal. No. 867-25-S, the Board on December 22, 1925, granted a variation of the requirements of the labor law as cited in Fire Department Order #83005, issued July 18, 1925, requiring safe and unobstructed egress from the lower termination to the fire escape, on condition that the fixed 45 deg. iron stairs be provided from the balcony at the 2nd story level to the balcony of the 1st story level of the building to the south with egress therefrom to open corridor and exit to West Houston street, and on the further condition that the doorway of the 1st story balcony be maintained without lock or other fastening; and

WHEREAS, under Cal. No. 460-17-A, the Board modified an order of the Fire Commissioner, #56907-F, requiring the installation of a standpipe system on the grounds that the building was erected in 1897 and it was erected in accordance with the then existing law; and

WHEREAS, the premises were inspected by a Committee of the Board whose report recommended denial.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 660/53, Obj. 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

779-53-A

APPLICANT—Albert Melniker, for Emanuel Berger, owner.

SUBJECT—Application October 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—636 Bay street, west side, 51 ft. south of Canal street, Block 524, Lot 27, Stapleton, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated October 1, 1953, on ES. Applic. No. 42/53, reads:

"1. All electrically lighted signs must be constructed of metal on other incombustible material, B.26-13.0.e, Adm. Code."

and

WHEREAS, the applicant states that the building is 2 stories, 22 ft. in height; 26 ft. 2 in. by 53 ft. in area at 1st floor; 23 ft. by 35 ft. in area at 2nd floor, of class 4 construction, erected prior to 1898; located on a lot 26.30 ft. front by 72.22 ft. in depth, in a business 1 use, C area, Class 1½ height district, and used and occupied since prior to 1898—1st floor, retail store, 25 persons; 2nd floor, storage of light

merchandise, no persons; no change in use or occupancy is now proposed; and

WHEREAS, Violation #340/53, was issued for erecting an Electric Sign without a permit; and

WHEREAS, in Municipal Term, Magistrates Court, Borough of Richmond, on October 29, 1953, a complaint was dismissed against Harold Torrone, on a charge of violation of Sec. C26-174.0 of the Administrative Code; and

WHEREAS, the applicant states that plans were filed under Alt. 177/53, and approved May 15, 1953, for alteration of the building; that the front of the building was remodeled and a redwood facing erected at the 2nd floor and tied into the existing structure by means of continuing the roof to the new front with appropriate bracing and a steel beam supporting the new front portion; that the sign contractor filed E. S. Applic. 42/53 and installed the electric neon sign as indicated on plans filed with this appeal; that the Department of Water Supply, Gas and Electricity approved the installation inasmuch as all incombustible materials were used and electrical connections were properly installed; and

WHEREAS, the applicant contends that since the building is of frame construction as altered, it is requested that the sign as installed be permitted to remain.

Resolved, that the decision of the Borough Superintendent, acting on E. S. Applic. 42/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the continuance of the sign as proposed on the frame wall of the second story extension to building line, as indicated on plans filed with this appeal, marked "Received October 30, 1953" (5 sheets) and filed at this hearing, marked "Received June 28, 1954", on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and that the building shall not be further extended; and that the electric work shall comply with the requirements of the electrical code.

793-53-A

APPLICANT—Henry W. Redlien, for Flobos Realty Co., owner.

SUBJECT—Application November 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—191 Flatbush avenue, east side, 51.9 ft. south of Pacific street, Block 1127, Lot 11; (2nd floor), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry W. Redlien and Manuel J. Bosch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated April 13, 1954, on Alt. Applic. 3662/53 reads:

"1. Sect. 270 of the Labor Law requires at least two exits from the 2nd floor enclosed in fireproof partitions, 3'-8" wide and complying in all details with that section.

2. The required liveload for factory work (dental technician's laboratory) is 120#. The second floor construction is sufficient for not more than 75 lbs. per sq. ft. liveload."

and

WHEREAS, the applicant states the building is 4 stories, 41 ft. in height, 19 ft. 7 in. by 75 and 91 ft. in depth, Class 3 construction, erected in 1900 on a lot 19 ft. 7 in. front by 75 ft. and 91 ft. in depth, in a business use, B area, Class 1½ height district, used and occupied since January 1951: Cellar—storage; 1st floor—store, 10 persons; 2nd floor—offices, 0 persons; 3rd and 4th floors—no occupancy; pro-

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posed to be used and occupied as follows: cellar—same; 1st floor—same 2nd floor—dental laboratory, 10 persons; 3rd and 4th floors—no occupancy. The building is equipped with one interior wood stairs, 3 ft. 7½ in. to 3 ft. 9 in. in width, enclosed in 8 in. concrete blocks and partitions of wood studs, metal lath and cement plaster; stairhall leads direct to street and is provided with ladder and scuttle to the 3rd Floor; and

WHEREAS, Certificate of occupancy 128352 was issued January 4, 1951 upon completion of Alt. 3469/50, permits the following use and occupancy: Basement—storage, 2 persons; 1st floor—store, 10 persons; 2nd floor—office, 6 persons; 3rd floor—vacant; 4th floor—vacant, and contains the note: "there will not be any occupancy above the 2nd story"; and

WHEREAS, the applicant contends that the building is provided with a 3 ft. 8 in. wide wood stairway, enclosed with 8 in. cinder block partition from basement to the underside of the 2nd floor; that the enclosure on 2nd floor is of wood studs, metal lath and ¾" cement plaster both sides; that there is no stair from 2nd to 3rd floor and the only means of access is by two iron ladders leading to trap doors; and

WHEREAS, the applicant states it is proposed to remove the existing wood stairs from street level to the 2nd floor and replace same with stairs of steel construction with proper treads and risers and handrails and that the 2nd floor enclosure will be extended to permit exit door to swing out onto platform of exit stairs; that as a second means of exit it is proposed to provide at the rear end of the building a steel balcony with a drop ladder and a door leading to same to be self-closing opening in the direction of egress; and

WHEREAS, the applicant contends that to be required to reinforce the 2nd floor to sustain a liveload of 120 lbs. would involve a prohibitive and unnecessary expense as it is proposed to utilize the 2nd floor for a dental laboratory; that the computations of the existing second floor system indicates it will sustain better than 75# per sq. ft. as approved under Permit #2726/12 and Application 3013/12; and

WHEREAS, the applicant has filed with this appeal a list of the equipment to be installed on the 2nd story by the tenant reading as follows:

20 Benches 2 x 3½	50 lbs. each
20 Bench motors ¼ h.p.	30 " "
2 Air compressors ⅓ h.p.	100 " "
1 Air compressor 6 x 3, 2 h.p.	400 " "
1 Sand Blaster 3 x 4, 1 h.p.	200 " "
2 Polishing machines 2 x 4, 1 h.p.	150 " "
6 High speed engines on top B, 1/6 h.p.	25 " "
3 Grinders on top R, ⅓ h.p.	100 " "
2 Large gas ovens 2 x 3	300 " "
4 Electric ovens on bench	50 " "
Oxygen & acetelyn tanks 1½ x 1½	150 " "
Suction machines 2 x 3, 1 h.p.	200 " "
2 Castings machines on bench	100 " "
2 Electric furnaces on bench	50 " "
2 Cabinets 4' x 6'	250 " "
Safe 3' x 4'	500 " "
2 Cabinet sinks 2 x 8	200 " "

and

WHEREAS, the premises were inspected by a Committee of the Board and revised plans were suggested as proposed arrangement should not be approved.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, as to Alt. Applic. 3662/53, Obj. 1 and 2, and that the decision be and it hereby is modified and that the appeal be and it hereby is granted on condition as shown on revised plans marked "Received June 25, 1954" (1 sheet); that the two upper stories of the building shall be removed and a new fire escape erected on the Flatbush avenue side with a drop ladder from the second story balcony and a new fire-proof stair in the rear of the building to replace the existing wood stair leading to Pacific street, and to permit the occupancy as proposed on the second floor with the existing floor

load; that this variance shall continue only so long as the building meets the requirements of this resolution and is occupied as proposed; and that in all other respects the building and occupancy shall meet the requirements of all laws, rules and regulations applicable thereto and the building shall not be extended beyond the two stories as now proposed by such revised plans and a new certificate of occupancy shall be obtained.

307-54-A

APPLICANT—Ingram S. Carner, for House Panoramic, Inc., owner.

SUBJECT—Application April 27, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-47 222nd street, east side, 135.64 ft. (141.33 ft.) north of 37th avenue, Block 6192, Lot 10, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner and John Chianello.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 16, 1954, on N.B. 99/54, reads:

"1. Where there is no storm water or combined sewer in front of a lot, the construction of an accessory garage, the floor level of which is more than 18 inches below the lowest level of the proposed or established street grade directly in front of the lot is contrary to Sec. C26-1221.1 of the Administrative Building Code."

and

WHEREAS, the applicant states the premises consist of a lot 48 ft. front by 94.9 ft. in depth, upon which it is proposed to erect a one-story 12 ft. high Class 4 constructed one-family dwelling, with one-car accessory garage, located in a residence use, F area, Class ½ height district, as indicated on plans filed with this appeal; and

WHEREAS, the applicant states the building is now under construction and was originally designed for open parking for one car at the rear of the premises but it is now proposed to provide garage space within the building, as the natural contour of the land lends itself to this improvement; that it is further proposed to install a retaining wall at the rear of the property and a yard drain leading to a dry well within the property so that no water will run off to adjoining property; that the dry well will have a capacity of about 20 cubic feet and suitable weepholes and top railing will be installed in and on the proposed retaining wall; and

WHEREAS, the applicant contends that in view of the fact the garage floor will be above the level of the rear yard and that other garages in the area are located in the cellars, that the natural contour of the land is as shown on plans filed herewith, it is requested that the Board grant this appeal as it would constitute a logical and proper solution to the garage problem for these premises.

Resolved, that the decision of the Borough Superintendent acting on N.B. 99/54, Objection 1, be and it hereby is modified and that the appeal be and it hereby is granted, on condition that the dry well shall be located at the rear of the lot, substantially as shown on plan filed with this appeal, marked "Received April 27, 1954" (2 sheets), and that the bottom of the dry well shall be at least two feet below the bottom of the footings of the proposed adjacent retaining wall and not nearer than 10 feet thereto; and that in all other respects the premises shall comply with all laws, rules and regulations applicable thereto.

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308-54-A

APPLICANT—Ingram S. Carner, for House Panoramic, owner.

SUBJECT—Application April 27, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-53 222nd street, east side, 89.64 ft., 95.33 ft. north of 37th avenue (Block 6192, Lot 8), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner and John Chianello.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 16, 1954, on N.B. 100/54, reads:

"1. Where there is no storm water or combined sewer in front of a lot, the construction of an accessory garage the floor level of which is more than 18 inches below the lowest level of the proposed or established street grade directly in front of the lot is contrary to Sec. C26-1221.1 of the Administrative Building Code."

and

WHEREAS, the applicant states the premises consist of a lot 46 ft. front by 95 ft. in depth, located in a residence use, F area, Class ½ height district, upon which it is proposed to erect a one-story 12 ft. high Class 3 constructed building, 28 ft. by 40 ft. in area for use and occupancy as a one-family dwelling and accessory garage; and

WHEREAS, the applicant states the building is under construction and was originally designed for open parking for one car at the rear, but it is now proposed to provide garage space within the building, as the natural contour of the land lends itself to this improvement; that it is further proposed to install a retaining wall at the rear of the property and a yard drain leading to a drywell within the property so that no water will run off to adjoining property; the drywell will have a capacity of about 20 cub. feet and suitable weepholes and top railing will be installed on the proposed retaining wall; and

WHEREAS, the applicant contends that in view of the fact the garage floor will be above the level of the rear yard and that other garages in the area are located in the cellars, that the natural contour of the land is as indicated on plans filed herewith, it is requested the Board grant this appeal as it would constitute a logical and proper solution to the garage problem for these premises.

Resolved, that the decision of the Borough Superintendent, acting on N.B. 100/54, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted, on condition* that the dry well shall be located at the rear of the lot, substantially as shown on plan filed with this appeal, marked "Received April 27, 1954" (2 sheets), and that the bottom of the dry well shall be at least two feet below the bottom of the footings of the proposed adjacent retaining wall and not nearer than 10 feet thereto; and that in all other respects the premises shall comply with all laws, rules and regulations applicable thereto.

565-46-A—Vol. II

APPLICANT—Kollsman Instrument Corp., owner.

SUBJECT—Application reopened November 4, 1953 as Vol.

II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—80-06 47th avenue, south side, 1250 ft. east of Queens boulevard (Block 1536, Lots 52 and 53), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Bernard Teichman.

ACTION OF BOARD—Laid over to July 13, 1954 at 2:00 P.M. at the request of applicant.

931-50-A

APPLICANT—Keogh, Brennan and Maged, for Cunningham Oaks, Inc., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—215-04, 215-06, 215-10 and 215-12 69th avenue; 69-05 69-07, 69-09 to 69-17, 69-19 to 69-27 215th street; 69-04, 69-06, 69-08 to 69-16, 69-18 to 69-26 Bell boulevard (Block 7638, Lot 12); 69-11 to 69-51 213th street, 69-04, 69-06, 69-30 to 69-36 215th street; 214-12 and 214-14 69th avenue; 213-05 to 213-29, 214-03, 214-05, 214-09, 214-11 73rd avenue (Block 7636, Lot 7); 210-06 to 210-22, 211-02 to 211-20, 212-02 to 212-16, 213-12 to 213-30, 214-06, 214-08 69th avenue; 210-05 to 210-25, 211-01 to 211-21, 212-01 to 212-21 73rd avenue; 69-05, 69-07, 69-15 to 69-53 210th street; 69-04, 69-06, 69-10 to 69-44, 69-48, 69-50 213th street (Block 7633, Lot 1), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph L. Maged.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to July 20, 1954, at 2 P.M. for inspection and decision.

45-52-A

APPLICANT—Irving M. Fenichel, for Boston Road Associates, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—843 East 172nd street and 1560-1570 Boston road, southeast corner, Block 2967, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1954, at 2 P.M. No appearance for applicant who is to be notified.

324-52-A

APPLICANT—Keogh, Brennan and Maged, for Alley Park Housing Corp., owner.

SUBJECT—Application April 23, 1952—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—61-51 to 61-53 Springfield boulevard; 221-52 to 22178 Horace Harding boulevard; 221-07 to 221-09 64th avenue; 61-20 to 61-78 223rd place; 61-02 to 61-16 224th street (Block 7644, Lot 2); 61-19 to 61-69 and 64-01 to 64-71 223rd place; 61-22 to 61-52 and 64-02 to 64-40 223rd street; 223-01 to 223-63 65th avenue (Block 7558, Lot 2); 224-47 to 224-65 67th avenue; 64-03 to 64-39 and 65-27 to 65-57 224th street; 224-02 to 224-64 64th avenue and 65-01 to 65-25 65th avenue (Block 7660, Lot), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph R. Maged.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to July 20, 1954, at 2 P.M. for inspection and decision.

702-53-A

APPLICANT—Ferdinand Savignano, for 176 Grand St. Corp., owner.

SUBJECT—Application September 4, 1953—re Appeal from a decision of the borough superintendent.

MINUTES

PREMISES AFFECTED—176-180 Grand street, north side, 24 ft. 9 in. east of Market place (Block 471, Lot 25), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Luca.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954, at 2 P.M. for inspection and decision; applicant to file agreement with owners of adjoining building as to exit to street through such adjoining building.

249-54-A

APPLICANT—Loft Candy Corp., owner.

SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—38-38 9th street, northwest corner of 40th avenue (Block 476, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Irving Sadur and F. W. Gilman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 13, 1954 at 2:00 P.M. for the applicant to file plans with the Borough Superintendent and file with the Board his decision as to new exit doors, bucks and approved type of panic bolts. The premises were inspected by a Committee of the Board and it was found that the existing exit doors and panic bolts were in poor repair and not in satisfactory working condition.

604-26-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corp., owner (Kesbec, Inc., lessee).

SUBJECT—Application for consideration—reopening and approval of working drawings and additional pit—re Application (decision of the borough of superintendent), previously granted on condition, under section 7c, 7i, and 7h of the zoning resolution, permitting in a business use district the reconstruction and erection of existing gasoline service station, to include office and salesroom, storage room lubricatorium, car wash, motor vehicle repairs, sale of more than five used cars, and to permit the parking and storage of more than five motor vehicles with a commercial sign near to arterial highway than is permitted.

PREMISES AFFECTED—641 Gun Hill road north side, from Olinville avenue to Willett avenue; 3500 Olinville avenue and 3501 Willett avenue, Block 4642, Lot 1, Borough of the Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on March 23, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 23, 1954, by adding thereto:

"* * * that the working drawings marked 'Received May 28, 1954' are hereby approved as in substantial com-

pliance with the resolution of March 23, 1954, and to permit the lubrication pit as proposed, on condition that such pit shall be ventilated from the bottom of the pit by an exhaust fan connected to a duct extending through the roof and that pumps shall be not nearer than 15 ft. to the street building line." (N.B. 1184/52)

332-32-BZ—Vol. III

APPLICANT—S. J. Kessler and Sons, for Leo Nadel, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f, 7h and 7i of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories; and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3276 Jerome avenue and 3255 Grand concourse, southwest corner, Block 3325, Lots 55 and 64, Borough of The Bronx.

APPEARANCES—

For Applicant: Melvin E. Kessler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III on April 28, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and although pumps do not agree with the requirements of the Board as to location, it is recommended that the amendment be adopted to permit the pumps to remain in the location where they were placed in error.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 28, 1953, by adding thereto the following:

"* * * irrespective of the requirements as to the location of pumps, such pumps may be located as proposed, namely one pump 12.41 ft. and the other pump 13.75 ft. distant from the Jerome avenue building line, on condition that in all other respects the resolution above cited shall be complied with."

and to amend the resolution as to extension of time to complete, as follows:

"* * * that in view of statement by applicant that the work is substantially completed, that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six (6) months from the date of this amended resolution." (N.B. 1470/51)

406-49-BZ

APPLICANT—Burke, Morrison and Green, for Bayacht Land Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance) re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking of motor vehicles for a stated term of years.

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PREMISES AFFECTED—216-30 to 216-48 28th avenue, south side, 300 ft. east of 216th street, Block 6019, Lots 108, 113, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 19, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h, for a term of five (5) years, from the date of this *amended* resolution, to permit * * * or until Little Neck boulevard is constructed, but not later than 5 years from the date herein permitted; that other than as herein *amended* the resolution above cited shall be complied with in all respects; that all permits shall be obtained and a new certificate of occupancy obtained within six (6) months from the date of this *amended* resolution." (Alt. Applic. 961/49)

98-52-BZ

APPLICANT—Siegel and Green, for Park 74th Realty Co., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the continuance of a doctor's office at rear on second story in an existing multiple dwelling.

PREMISES AFFECTED—101 East 74th street, north side, 25 ft. east of Park avenue, Block 1409, Lot 2, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 15, 1952, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 15, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision e, for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects and a new certificate of occupancy shall be obtained." (Alt. 534/50)

19-26-BZ—Vol. V

APPLICANT—Leonard F. Rothkrug, for 1665 St. Marks Avenue, owner. (Sang and Pollack, lessees).

SUBJECT—Application for consideration—reopening as Vol. V re extension of use—re Application (decision of the borough superintendent), under sections 7c, 7e and 21 of the zoning resolution, to permit in a business use, C area district, the proposed two-story, Class III extension to the existing building and the change in occupancy to public garage to drug warehouse and offices, and the construction of a curb cut for loading and unloading in the residence use district; and without required rear yard and using more than the area permitted.

PREMISES AFFECTED—1655-1663 St. Marks avenue, north side, 134 ft. west of Rockaway avenue (Block 1454, Lots 54 and 58), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened to consider new proposal, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

571-41-BZ

APPLICANT—Nathaniel C. Saxe, for David Koss, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—26-02 to 26-08 Seagirt avenue, north side from Beach 26th to Beach 27th streets, 201-209 Beach 26th street and 202-212 Beach 27th street, Block 280, Lots 16 and 19, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing July 20, 1954, at 10 A. M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent, which has been filed, and to permit two publications in the Bulletin, in view of expiration of term of variance on February 13, 1954.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

802-41-BZ

APPLICANT—Nathaniel C. Saxe, for David Koss, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—219 Beach 26th street, west side 100 ft. south of Edgemere avenue and 220 Beach 27th street (Block 280, Lot 10), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application reopened and set for hearing July 20, 1954, at 10 A.M., subject to the regular procedure, to permit two publications in the Bulletin in view of the expiration of the term of the variance on February 13, 1954, but waiving all requirements except a new decision of the Borough Superintendent, which has been filed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

924-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Theodore Tannor, owner.

SUBJECT—Application for consideration—reopening and amendment as to curb cut to Albany Avenue—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a business district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing (non-Automatic), storage and sale of accessories; and permitting the parking of cars waiting to be serviced for a term of years.

PREMISES AFFECTED—4102-4114 Avenue H and 1677-1687 Albany Avenue, southeast corner, Block 7745, Lot 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

WHEREAS, the applicant requested that the approved plans be amended to permit an entrance and curb cut on Albany Avenue, where a wall was required to protect owners along Albany Avenue.

ACTION OF BOARD—Request to reopen, subject to the regular procedure waiving all requirements except a new decision of the Borough Superintendent and notice by regular mail to the owners on Albany avenue in the same block, denied.

THE VOTE—

Affirmative: Chairman Murdock 1
Negative: Commissioners Kleinert and Keating 2
Absent: Deputy Chief Connors 1

ACTION OF BOARD—Request to reopen reconsidered.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

ACTION OF BOARD—Request to reopen, subject to the regular procedure, waiving all requirements except a new decision of the Borough Superintendent and notice by two publications in the Bulletin. Laid over to July 7, 1954, 2 P.M. for full vote of the Board.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating 2
Negative: Chairman Murdock 1
Absent: Deputy Chief Connors 1

309-46-SA

APPLICANT—Wayne Home Equipment Company, owner.

SUBJECT—Application for consideration reopening for test and report as to additional trade name—A. O. Smith Corp., Model OE Oil Burner, previously approved—re Wayne Oil Burner, Models O, A, B, AB and E; Norge Heat Division Model FOB 53 and COB 53; Atlantic Steel Boiler Model OE; Bard Mfg. Co. Model OE; Dwey-Shepard Co. Model OE; Delux Co. Model OE; Dornback Furnace and Foundry Co. Model OE; Excel Co., Model OE and Dowagrac Steel Furnace Co., Model OE.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to additional trade name.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

559-50-SM—Vol. II

APPLICANT—Detroit Steel Products Company, owner.

SUBJECT—Application for consideration and report as to minor change of design—re Fenestra Building Panels, Type "D" (improved) with three hour fire-resistive rating; previously dismissed.

APPEARANCES—

For Applicant: Robert J. Knopf.

ACTION OF BOARD—Application reopened for test and report as to change of design.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

236-38-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application for consideration—reopen and amendment of resolution—re Pyrofill Roof Deck (previously approved).

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Application reopened for report to permit greater area and for test if required.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

Adjourned 4:40 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on May 25, 1954, as they appeared in Bulletin No. 22, Vol. 39, are hereby corrected to read as follows:

797-47-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application April 27, 1953 (decision of the borough superintendent), under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and business use district, the extension and reconstruction of existing gasoline service station to include lubrication, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of motor vehicles on unbuilt upon portion of lot, with show window nearer to residence use district than is permitted.

PREMISES AFFECTED—4880 Broadway, northeast corner of West 204th street (Block 2235, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Benjamin Mosher and Robert Stanton.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 19, 1953 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on April 20, 1954 after due notice by publication in the Bulletin; and laid over to May 18, 1954, for inspection and decision without further argument; hearing closed; then to May 25, 1954, for decision after applicant has filed revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Broadway and 204th street are in residence and business use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated April 10, 1953 acting on N. B. Applic. 54-52, and superseded by N. B. 54-52 dated December 23, 1953, reads:

"1. Proposed use as a gasoline service station, including accessory sales, lubrication, car washing, minor motor repairs & parking for more than five (5) motor vehicles, located partly within a residence use district and partly within a business use district is contrary to Art. II, Para. 3 & Para. 4, Zoning Resolution.

2. Show window lies partly within 75 ft. of residence use district and is therefore contrary to Art. II, Para. 7A, Zoning Resolution.

3. Extensions of curb cuts located within 200' of an entrance to a public park constitutes an extension of a non-conforming use and is therefor contrary to Art. V, Para. 21A, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 ft. frontage by 200 ft. 6 in. in depth, on which is located a one-story brick building, consisting of office, toilet and heater room; that there are also located on the property a three-pump concrete island and three open grease pits; that in addition, there is a wood picket fence running parallel with Broadway, distant 78 ft. from the Broadway building line; that the portion of the premises east of this fence slopes sharply downward and is vacant; that the gas station now on the premises was erected in 1925 under Permit No. 980, dated April 9, 1925 which was issued on Applic. N. B. 70-1925; that certificate of occupancy No. 9876-1925 is submitted with this application, but all of lot No. 1 is not covered by this certificate and an area extension is therefore sought to permit use of the entire lot; that it is proposed to remove existing building and to erect a new three-bay service station 30 ft. by 62.5 ft. and will, in addition to the office, accommodate three bays, two for lubrication and one for car washing, ladies' and men's rest rooms and storage and heater rooms; that the construction is to consist of concrete foundations and floors, cinder block and concrete block walls, wood roof framing, sheet rock or plaster board ceilings and asphalt roofing; and

WHEREAS, the applicant contends that porcelain enamel facing is appropriate for this location and this type of exterior is therefore indicated; that it is also proposed to remove the wood picket fence, to grade and pave the easterly portion of the premises and to use same for parking and storage of more than five motor vehicles; that a ramp will be constructed from the service station area down to the lower level of the parking and storage area; that no change is contemplated with respect to the existing curb cuts but an additional curb cut is proposed on 204th street for access to the parking and storage area; that existing grease pits are to be removed and a two pump island is to replace the existing

three pump island; that the area immediately adjacent to the pump island will be paved with concrete and the remaining open area will be paved with asphalt; and

WHEREAS, the applicant contends that Broadway and nearby Dyckman street are important vehicular thoroughfares; that the station was built in 1925 according to standards and requirements of that day and does not now meet the present day requirements; that open greasing facilities are outmoded and do not adequately serve the public and an enclosed lubritorium will make available modern greasing facilities; that the proposed modernization will improve the general appearance of the neighborhood; that the parking and storage facility will remove from the public streets many of the vehicles now clogging the thoroughfares in this vicinity and will alleviate traffic congestion; that the granting of this application will not alter the essential character of the locality; and

WHEREAS, the applicant states the owner has held title to the property since June 1, 1942 and through affiliated corporations and reorganization since 1924, and further states that the land valuation is \$53,000 and of the buildings \$2,000, making a total of \$55,000; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board, and the Committee recommends that the application should be granted to permit extension of area and uses substantially as proposed; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c & i, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision c, to permit extension of area as proposed and as indicated on plans filed with this application marked "Received February 16, 1954," 6 sheets, and "May 21, 1954," 4 sheets, *on condition* that the premises shall be rearranged and constructed and maintained as indicated on such revised plans marked "Received May 21, 1954," 4 sheets; that there shall be no opening to West 204th street except one curb cut now existing adjacent to Broadway; that existing curb cuts to Broadway, as shown, may be continued; that all existing buildings and uses on the premises shall be removed and the premises shall be reconstructed, substantially as indicated on such plans except that the facing of the accessory building shall be of face brick; that there shall be no cellar underneath the accessory building; that such building shall be arranged as indicated and shall comply in all other respects with the requirements of the Building Code; that the rear portion of the premises under section 7c may be occupied for the parking of motor vehicles awaiting service *and for general parking of cars*; that pumps shall be erected not nearer than 15 ft. to the street building line of Broadway and shall be of a low approved type; that the number of gasoline storage tanks shall not exceed eight 550 gallon tanks; that there shall be erected on the interior lot lines where walls of adjoining buildings do not occur a masonry wall or a woven wire chain link type fence for a total height of not less than 5 ft. 6 in. replacing the board fences and on the street building line of West 204th street for the distance as shown; that there shall be erected a similar woven wire fence erected on a masonry base; that the parking area shall be reached for exit and entrance only by means of the ramps as shown; that the parking area shall be paved with clean gravel or steam cinders and treated with a binder or paved throughout with asphaltic paving as proposed and with suitable yard drain; that wood bumpers shall be maintained along such fences at all points for protection of fences and walls of adjoining premises; that the balance of the premises shall be paved with concrete or asphaltic pavement; that sidewalk and curbing around the premises shall be reconstructed or restored to the satisfaction of the Borough President; that under section 7i, there may be minor repairing with hand tools only carried on within the accessory building for adjust-

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ments; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and not extending above the roof and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line of one post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend in the direction parallel to West 204th street for a distance of not over 4 ft.; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained, including a new certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

*Correction—The words “and for general parking of cars;” inserted in the resolution, as indicated in italics.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on March 23, 1954, as they appeared in Bulletin No. 13, Vol. 39, are hereby corrected to read as follows:

316-52-SM

APPLICANT—Emanuel M. Glick, for Armstrong Cork Co., owner.

SUBJECT—Application April 8, 1952—Armstrong's Minatone (soundproof walls and ceilings), approval of.

APPEARANCES—

For Applicant: M. A. Gensler.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

CORRECTED REPORT OF COMMITTEE ON TEST

Re: Cal. 316-52-SM

Subject: Armstrong's Minatone (Soundproofing for walls and ceilings), approval of.

Armstrong Cork Co., filed April 8, 1952, an application with the Board of Standards and Appeals for approval of Armstrong's Minatone soundproofing for walls and ceilings, under the provisions of C26-178.0.b and C26-88.0 Administrative Building Code.

Purpose

An incombustible acoustical tile.

Description

Minatone is composed largely of Mineral wool. In the manufacture of this product the mineral wool fibers, fillers and binders are mixed uniformly together then laid down on forming equipment into a wet mat.

The mats are then dried at elevated temperatures after which they are sanded, sized, perforated and painted. Each unit is sanded to uniform thickness and is accurately and squarely cut to the desired unit size. After the painting operation the material is inspected and packed in corrugated cardboard cartons with 40 square feet of $\frac{5}{8}$ " thick material per carton. The material is now ready for warehousing or shipping as desired.

Inspection and Test

A forty minute fire test was made on a ceiling panel covered with $\frac{5}{8}$ " minatone (a perforated acoustical material)—at the Research Center of Armstrong Cork Company at Lancaster, Pennsylvania, on May 22, 1952. Present at the test were Chief Engineer Leslie V. Huber, of the Committee on Test, Emanuel H. Glick, M. A. Gensler, and R. E. Shambo, representing the applicant. The test was conducted by A. D. Parks, in charge of test, J. H. Withman and J. R. McMichel of the Laboratory.

The test panel consisted of nine 12" x 12" x $\frac{5}{8}$ " Minatone tiles cemented to a 36" x 36" x $\frac{1}{2}$ " cement-asbestos board using S-128 Cement. The surface of the tiles had a standard factory-applied paint finish.

The test panel was assembled by the Acoustical Section of the Research and Development Center of the Armstrong Cork Company.

The test procedure was in accordance with the fire test requirements of Federal Specifications for "Acoustical Units, Prefabricated", SS-A-118a Sec. F3c(1). The test panel was suspended in a horizontal position over an air-gas burner. The burner was fitted with a $\frac{3}{4}$ " diameter nozzle, the top of which was 28 $\frac{3}{4}$ " below the fire exposed face of the panel. Using a semi-luminous flame, the temperature of the fire exposed face was increased in accordance with the Columbia time-temperature curve. The flame temperature was measured with a chromal-alumel thermocouple made of No. 8 B & S gauge wire placed in a 3" horizontal coil one inch below the center of the specimen. The wire was bare for a distance of 2 inches from the junction.

After cutting off the gas, there was no flaming. Glow lasted for approximately 2 minutes.

An examination of the panel after it was removed from the test position indicated the following:

There were no cracks nor fissures on the surface. Gray discoloration over circle 10 $\frac{1}{2}$ " in diameter. Area of char after removing burned portion 11" diameter circle. Burned through area 4" x 4".

In test of sound absorption co-efficients were made at

Cycles ...	128	256	512	1024	2058	4096
	.09	.20	.63	.86	.85	.82

The noise reduction co-efficient was .63.

Recommendation

On the basis of the inspection and test, and the data submitted by the applicant, the Committee on Test recommends the approval of Armstrong's Minatone, an incombustible acoustile tile, for voluntary use in New York City as having met the requirements of C26-88.0, when manufactured as herein described, provided each package or container of this material be marked, labeled or stamped: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 316-52-SM"; and that the tiles be kerfed for mechanical suspension, and only used in a mechanical suspension system under the provisions of C26-461.0 Administrative Building Code.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,

Committee on Test.

*Corrections:

Description 1st sentence fiberglass changed to mineral wool.
Inspection and Test: last paragraph sound absorption and noise reduction co-efficient corrected.

PAID

Permit No. 4875
New York, N. Y.

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MINUTES

COURT DECISION

(Continued from page 989)

"The motions and cross-motion before the court are made with respect to an order of certiorari which was obtained to review the action of the Board of Standards and Appeals in refusing to revoke a building permit theretofore issued to respondent Putter-Fine Building Corporation. Respondents move to vacate the order of certiorari and for a dismissal of the petition. Petitioners cross-move that there be produced before this court and made part of the record of this proceeding for the court's consideration the applications, sketches, maps, plans, permits and other papers considered by the department of housing and buildings in connection with the issuance of the permit (which apparently were not before the Board of Standards and Appeals and are not part of the transcript of record before the board attached to the return herein), and for a further order setting down the certiorari proceeding for trial upon three issues set forth in page two of the order to show cause or, in the alternative, if the court feels the taking of further evidence unnecessary, for an order reversing, annulling and vacating the decision and resolution of the Board of Standards and Appeals and revoking or directing revocation of the permit. ¶The permit to build was issued on October 5, 1953. The change in zoning became effective on October 10, 1953, thirty days after the resolution was filed with the Board of Estimate. The argument of petitioners for an earlier effective date is in my opinion not tenable. Prior to October 10 work had been commenced by the owner and had proceeded to the extent that there had been some excavation and the west foundation wall had been completed. ¶In determining the questions raised on these applications there is involved a consideration of Zoning Regulation 22-B and the effect and construction to be given it. That section is as follows: "Section 22-B. Effect of zoning Change After Construction Has Been Started. If the applicable use, height or area zoning regulations are changed after operations have been lawfully started on erecting a structure or changing a use, and as a result such structure or use does not conform to the new zoning provisions, work on such structure or use may proceed as authorized in the building permit at any time within one year after the effective date of the change of zoning, but after that time such permit should be invalid. However, if substantial work on a structure above the foundations is done before the expiration of such one-year period, the proposed structure or use may be completed as authorized in the building permit, at any time within five years after the effective date of the change of zoning, but after that time such permit shall be invalid." ¶Was the effect of 22-B to codify the existing decisional law or was it a complete abrogation of that law? If it is held to be the latter, then the question of what amounts to vested rights becomes unimportant and the sole test is whether the facts of the

case square with section 22-B. ¶In this respect the point is made that the owner commenced work prior to obtaining a permit and that therefore it is contrary to the provision in 22-B that the operations must have been "lawfully started." Even had that been so, I think the performance of work after issuance of the permit could be considered as compliance with the section; otherwise there could never be a commencement of work under a permit if the builder had taken any step prior to its issue. ¶Considering next the amount of work required to be done prior to the date of the zoning change it is important to note in applying 22-B that that section distinguishes between merely starting operations on the one hand and the performance of "substantial work" on the other. The use of the word "substantial" refers to the work during the year after the zoning change but the requirement for the period prior to the zoning change is only that "operations have been lawfully started." ¶It seems clear that under section 22-B there are three requirements. First, that operations be commenced prior to the effective date of the zoning change. There is no specification of what amount of work must be done in order to constitute commencement of the operations. Second, substantial work above the foundations must be performed within one year after the zoning change and third, completion of the building within five years. The facts here establish that respondents are within the section since operations were lawfully commenced prior to the effective date of the zoning change. ¶In so far as the validity and propriety of the issuance to the owner of a permit is concerned there is no basis on which the court could hold that the action of the Board of Standards and Appeals was arbitrary since there is sufficient evidence to support the board's finding. ¶The relief sought on this application is of a serious nature. Should petitioner's application to annul the action of the Board of Standards and Appeals finally be granted it would be tantamount to issuing an injunction against the owner from continuing with the construction of its building which has now reached a point only a little short of completion. Likewise for this court to grant the alternative relief asked by petitioners, namely, that the matters be set for hearing on the issues of fact which have already been resolved in the owner's favor by the Board of Standards and Appeals—and with which determination this court will not interfere in the absence of a clear showing of illegality or capriciousness—would result in considerable delay which should be avoided if possible. ¶With these considerations in mind and in the absence of a contrary construction by a higher court of section 22-B of the Zoning Regulations, I hold that that section is exclusive and controlling and that the owner has fully met its requirements. ¶Accordingly, the motions to vacate the order of certiorari and to dismiss the petition are granted and the cross-motion is denied. Settle order on one day's notice so as to facilitate an early review."

(N. Y. Law Journal, June 9, 1954, page 11.)

THE BUILDING LAWS AND AMENDMENTS THERETO

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

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BULLETIN

AUG 4 1954

OF THE

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BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

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All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of the same expedited by conforming to these directions.

HARRIS H. MURDOCK, Chairman

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517-54-BZ—H.B.Q.—62-21 to 62-23 Metropolitan avenue, north side, 225 ft. east of 62nd street, Block 2771, Lot 52, Middle Village, Borough of Queens, Alt. 1240-54—area occupies excessive for D area district—extension of existing factory.

518-54-BZ—H.B.Q.—118-09 Springfield boulevard and 216-02 118th avenue, southeast corner, Block 12754, Lot 1, St. Albans, Borough of Queens, N.B. 1724-54—erection and maintenance of store, storage and garage for 2 delivery trucks, curb cut, for business entrance within residence use district and erection of business sign.

519-54-BZ—H.B.B.—928-940 Jamaica avenue and 1-35 Lincoln avenue, southeast corner, Block 4109, Lot 91, Borough of Brooklyn, N.B. 1305-52—office, drafting room, monumental works and shed.

520-54-BZ—H.B.Q.—78-01 to 78-03 Parsons boulevard and 158-02 to 158-12 78th avenue, southeast corner, Block 6829, Lot 9, Jamaica, Borough of Queens, N.B. 1366-54—erection and maintenance of gasoline service station, lubritorium, car washing, minor repairs, parking and storage, etc.

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522-54-BZ—H.B.R.—3787 Hylan boulevard, northeast corner of Great Kills road, Block 5131, Lot 1, Great Kills, Borough of Richmond, Alt. 136-54—maintenance of funeral parlor, undertaking establishment with sign and parking.

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531-54-A—H.B.Q.—103-105 Norfolk street, west side, 100 ft. north of Delancey street, Block 353- Lots 35 and 36, ft. north of Delancey street, Block 353, Lots 35 and 36, use of proposed driveway—parking lot.

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751-53-A—H.B.M.—1145-1155 Avenue of the Americas and 100-104 West 45th street, southwest corner, Block 997, Lots 31-36½, Borough of Manhattan, Amendment to N.B. 57-53.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JULY 13, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 13, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

150-54-BZ

APPLICANT—Lama, Proskauer and Prober, for William nue (250-04 official) and 84-01 to 84-09 205th street, south-SUBJECT—Application March 2, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit for a term of fifteen years in the retail use portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, store, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance nearer to residence use district than is permitted.

PREMISES AFFECTED—3951-3963 (3957 official) Laconia avenue and 1061-1071 East 224th street, northwest corner (Block 4871, Lots 1 and 72), Borough of the Bronx.

Laid over from June 29, 1954 to July 13, 1954, to be considered with Cal. No. 870-47-BZ on that date.

870-47-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for S.M.S. Parts and Service Inc. and Frank Solicito, owners.

SUBJECT—Application reopened May 4, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a lot located in a residence and retail use district the conversion of one family dwelling, accessory garage, battery and ignition shop to one family dwelling, motor vehicle repair shop and gasoline service station.

PREMISES AFFECTED—1100-1108 East 222nd street and 3866-3868 Laconia avenue, southeast corner, Block 4716, Lots 6 and 8, Borough of The Bronx.

C41-54-BZ

APPLICANT—Paul Resnick, for 120 East 66th, Inc., owner.

SUBJECT—Application April 8, 1954—(decision of the borough superintendent) under section 19B(d) of the zoning resolution, to permit in a residence use district the erection and maintenance of a class A multiple dwelling, without the required space for the parking or storage of passenger automobiles.

PREMISES AFFECTED—114-120 East 66th street, south side, 150 ft. west of Lexington avenue (Block 1400, Lots 62-65 inclusive), Borough of Manhattan.

Laid over from June 29, 1954 to July 13, 1954, for consideration and decision without further argument; hearing closed.

905-53-BZ

APPLICANT—Paul Trapani, for John Missali, owner.

SUBJECT—Application December 23, 1953—(decision of the borough superintendent) under sections 7e and 21 of

CALENDAR

the zoning resolution, to permit in a residence use district, the maintenance of an existing one story structure as a commercial building (manufacturing).

PREMISES AFFECTED—900-900A East 213 street, southeast corner of Bronxwood avenue (Block 4683, Lot 49), Borough of The Bronx.

Laid over from June 8, 1954, to July 7, 1954, for inspection and decision without further argument; hearing closed; then to July 13, 1954, for applicant to submit further information and also whether certificate of occupancy has been issued and a copy of violation as to factory use of adjoining building.

60-30-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Philip Rush, William Lichenberg and Emanuel E. Lichenberg, owners.

SUBJECT—Application reopened February 24, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7e, 7h and 7i of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, office and showroom for new and used cars and parts department, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—84-11 to 84-19 (official 84-15) Parsons boulevard and 158-01 to 158-07 84th road, northeast corner, Block 9789, Lot 6, Jamaica, Borough of Queens.

55-45-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Paul Scicutella, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years the change in occupancy and extension of structure used for ice storage, sales and loading space to stores, storage of fruits, vegetables and groceries; and to permit the maintenance of gasoline service station, lubritorium, auto laundry, accessory store, motor vehicle repair shop and office to continue.

PREMISES AFFECTED—51-65 Kingsland avenue and 271-275 Withers street, northwest corner and 101-113 Woodpoint road, Block 2866, Lot 43, Borough of Brooklyn.

400-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Bilous, owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district for a term of twenty years the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6625, Lot 50, Flushing, Borough of Queens.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district portion of a lot located in a residence and unrestricted use, A area district the erection and maintenance of an additional building, using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

47-54-BZ

APPLICANT—Siegel and Green, for Bugs Realty Co., Inc., owner (New Era Cleaners Inc., lessee).

SUBJECT—Application January 27, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, E area district the extension of existing dry cleaning establishment with a portion of building nearer to street line than is permitted.

PREMISES AFFECTED—1500 Ericson place and 2813 Maitland avenue, northeast corner, Block 5383, Lots 1 and 62, Borough of The Bronx.

95-54-BZ

APPLICANT—Bishop G. Polizoides, for Sophie Polis, owner.

SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the erection and maintenance of a two family dwelling without the required set back.

PREMISES AFFECTED—111-04 38th avenue, southeast corner of 111th street, Block 1783, Lot 11, Corona, Borough of Queens.

97-54-BZ

APPLICANT—Frederick A. Ketcher, for Kesbec Inc., owner (George Healy, lessee).

SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under sections 7c, 7i, 7A and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of an extension to office on existing gasoline service station, to be used as a lubritorium and for motor vehicle repairs, with an entrance nearer to residence use district than is permitted, and to permit the storage of two motor vehicles.

PREMISES AFFECTED—154 West 90th street, southeast corner of Amsterdam avenue, Block 1220, Lot 61, Borough of Manhattan.

154-54-BZ

APPLICANT—Leonard F. Rothkrug, for New York Lien Corp., owner.

SUBJECT—Application March 5, 1954—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, storage and sale of accessories and office.

PREMISES AFFECTED—3220-3224 Westchester avenue and 3101-3109 Wilkinson avenue, southeast corner, Block 4239, Lot 1, Borough of The Bronx.

161-54-BZ

APPLICANT—Roe and Kramer, for Rupert B. Thomas, Ina M. Terrell and Katherine T. Hyde, owners.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from open air salesroom for automobiles and parking lot, to permit the erection and maintenance of a commercial building (restaurant and retail food shop), with off street parking area for patrons and employees cars, and to permit the erection of business signs.

PREMISES AFFECTED—141-57 Northern boulevard, northwest corner of Parsons boulevard, Block 5002, Lot 74, Flushing, Borough of Queens.

162-54-BZ

APPLICANT—Paul Friedman, for Kollman Realty Corp., owner.

SUBJECT—Application March 8, 1954—(decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—250-02 to 250-14 Hillside avenue (250-04 official) and 84-01 to 84-09 250th street, south-

CALENDAR

east corner, Block 8604, Lot 85, Bellerose, Borough of Queens.

173-54-BZ

APPLICANT—Samuel Rosenblum, for New York Awning Co., owner.

SUBJECT—Application March 11, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles including trucks.

PREMISES AFFECTED—348-350 West 53rd street, south side, 245 ft. east of 9th avenue, Block 1043, Lots 153 and 54, Borough of Manhattan.

211-54-BZ

APPLICANT—A. David Rosen, for Henry Bender, owner (George J. Caron and Harry Taylor, lessees).

SUBJECT—Application March 23, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the erection and maintenance of an automobile laundry (automatic), conducted as the principal business of establishment.

PREMISES AFFECTED—36-32 21st street, west side, 123.04 ft. north of 37th avenue, and 36-31 14th street, Block 349, Lot 5, Long Island City, Borough of Queens.

213-54-BZ

APPLICANT—George J. Balbach, for 42 Division Place Realty Co., Inc., owner (Albert's Plating Works, Inc., lessee).

SUBJECT—Application March 24, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use, C area district the erection and maintenance of a building, using more than the area permitted.

PREMISES AFFECTED—32-46 Beadel street, south side, 100 ft. east of Debevoise avenue, Block 2841, Lots 10, 12 and 15, Borough of Brooklyn.

218-54-BZ

APPLICANT—Ingram S. Carner, for Rosalie Krenkel and Louis Mintz, owners.

SUBJECT—Application March 30, 1954—(decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (automatic), storage and sale of accessories and the parking of motor vehicles waiting to be serviced, with an entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—5401-5427 Flatlands avenue and 1187-1197 East 54th street, northeast corner, Block 7780, Lots 9, 14 and 15, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 13, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, July 13, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1059-48-SA

APPLICANT—American-LaFrance-Foamite Corp., owner.
SUBJECT—Application reopened October 6, 1953 re-Foamite Airfoam System (fire extinguisher).

575-53-SM

APPLICANT—Berline Chapman Co., owner (U.S. Seating Co., Agent).
SUBJECT—Application July 3, 1953—EZ-A-Way Bleacher, Model A, approval of.

576-53-SA

APPLICANT—Detrex Corporation, owner.
SUBJECT—Application July 10, 1953—Detrex Dry Cleaner Process, Model 326, approval of.

60-53-SA

APPLICANT—Vic Cleaning Machine Co., owner.
SUBJECT—Application January 15, 1953—Rocket Per Dry Cleaning Machine, Model 45-24-41, approval of.

35-54-SM

APPLICANT—Reliance Tubular Products Co., owner.
SUBJECT—Application January 19, 1954—Reliance Tru-Fit (range connector) Model 77, approval of.

854-39-SM

APPLICANT—Acme Kalamein Door and Sash Co., Inc., owner.
SUBJECT—Application June 26, 1939—Acme Kalamein 1½ to 2 hr. fireproof Door, approval of.

664-53-SM

APPLICANT—The Peelle Company, owner.
SUBJECT—Application August 28, 1953—Peelle Metal Clad fire Counter-balanced Doors (for Class B Locations) approval of.

117-46-SM

APPLICANT—Robert A. Keasbey Co., owner.
SUBJECT—Application February 10, 1946—Armorak Pipe Covering (for low temperature piping system) approval of.

246-54-SA

APPLICANT—Quiet Automatic Burner Corp., owner.
SUBJECT—Application March 25, 1954—Quik Heat Suspended Oil Furnaces Models 80-SU, 100-SU, 125-SU, 150-SU, 224-SU, and 300-SU, approval of.

412-53-SA

APPLICANT—Ohio Chemical and Surgical Equipment Co., Division of Air Reduction Co., Inc., owner.
SUBJECT—Application May 18, 1953—Ohio Automatic Instrument Washer-Sterilizer, Model A425, approval of.

894-51-SA

APPLICANT—L. J. Mueller Furnace Co., owner-manufacturer (Clewett Equipment Company, agent).
SUBJECT—Application December 17, 1952—Mueller Climate Control Oil-Fired Conversion Burner, Models 450 and 560, approval of.

891-51-SA

APPLICANT—L. J. Mueller Furnace Co., owner-manufacturer (Clewett Equipment Company, agent).
SUBJECT—Application December 17, 1951—Mueller Climate Control Gas-Fired Boiler Models 10, 11 and 20, approval of.

745-39-SM

APPLICANT—U. S. Gypsum Company, owner.
SUBJECT—Application reopened January 27, 1953—re U. S. G. Steel Roof Decks.

99-53-SM

APPLICANT—Luminous Ceilings Inc., owner.
SUBJECT—Application January 30, 1953—Acusti-Luminous Ceilings, approval of.

810-53-SM

APPLICANT—Otis Elevator Company, owner.
SUBJECT—Application November 12, 1953—Otis Elevator Hostway Door Interlock, Model 6940A, approval of.

100-54-SM

APPLICANT—Luigi Saito, owner.
SUBJECT—Application February 1, 1954—Saito Fuel Saving Device (draft regulator), approval of.

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556-50-SM

APPLICANT—United States Gypsum Company, owner-manufacturer.
SUBJECT—Application reopened June 8, 1954—re USG Trussteel Studs.

368-54-SM

APPLICANT—Building Products Corp., for Stefer Corp., owner.
SUBJECT—Application May 5, 1954—Greybrick (cinder brick), 2 $\frac{5}{8}$ " x 3 $\frac{5}{8}$ " x 8", approval of.

249-54-A

APPLICANT—Loft Candy Corp., owner.
SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—38-38 9th street, northwest corner of 40th avenue (Block 476, Lot 1), Long Island City, Borough of Queens.

565-46-A—Vol. II

APPLICANT—Kollsman Instrument Corp., owner.
SUBJECT—Application reopened November 4, 1953 as Vol. II—re Appeal from a decision of the fire commissioner.
PREMISES AFFECTED—80-06 47th avenue, south side, 1250 ft. east of Queens boulevard (Block 1536, Lots 52 and 53), Elmhurst, Borough of Queens.

637-52-A—Vol. II

APPLICANT—Spear and Co., lessee (Nadeline Inc., owner).
SUBJECT—Application reopened November 4, 1953 as Vol. II—re Appeal from an order and decision of the fire commissioner.
PREMISES AFFECTED—22-30 West 34th street, south side, 425 ft. west of 5th avenue (Block 825, Lot 56), Borough of Manhattan.

680-52-A—Vol. II

APPLICANT—Spear and Co., lessee, for Nadeline, Inc., owner.
SUBJECT—Application reopened November 4, 1953—Appeal from a decision re an order of the fire commissioner, (previously withdrawn).
PREMISES AFFECTED—22-26 West 34th street, south side, 425 ft. west of 5th avenue (Block 835, Lot 56), Borough of Manhattan.

114-54-A

APPLICANT—Burke, Green and Groh, for Edna Delmoor, owner.
SUBJECT—Application February 17, 1954—filed pursuant to sec. 35, General City Law re premises located in bed of a mapped street—proposed widening of Hook Creek boulevard.
PREMISES AFFECTED—132-10 Hook Creek boulevard, northwest corner of 132nd road (Block 12981, Lot 118), Rosedale, Borough of Queens.

45-52-A

APPLICANT—Samuel J. Stich, d/b/a Boston Road Associates, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—843 East 172nd street and 1560-1570 Boston road, southeast corner, Block 2967, Lot 1, Borough of The Bronx.

268-54-A

APPLICANT—Abraham Grossman, for Markstone Realty Corp., owner.
SUBJECT—Application April 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—317 West 29th street, north side, 246 ft. west of 8th avenue (Block 753, Lot 27), Borough of Manhattan.

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Rudolph and Bertha Pollak,
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N.B. 567-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julis DeMasi and Florence Lociceio.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNER OF PREMISES—Dominick W. Ciminiello.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.
PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Anthony M. and Sarah Capuano.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).
PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Cono and Nancy Giardina.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).
PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglia, Jr.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).
PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

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438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rhersen and Beatrice Kaufman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 573-52 (constructed not in accordance with approved plans).

PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Henry and Dorothy Kurtz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11507-52 issued re N.B. 574-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Manuel and Theresa Molines.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Arthur and Julia Sussman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benjamin and Helen Katz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Max Kanak.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

641-51-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Taj Mahal Realty Corp., owner (Samuel Hechter, lessee).

SUBJECT—Application reopened April 27, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—725 St. Marks avenue, north side, 300 ft. east of Nostrand avenue, attic floor; Block 1220, Lot 63, Borough of Brooklyn.

615-53-A

APPLICANT—Leonard F. Rothkrug, for Rose Tota, owner.

SUBJECT—Application August 7, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—182 Jackson street, south side, 125 ft. west of Humboldt street, Block 2750, Lot 17, Borough of Brooklyn.

894-53-A

APPLICANT—Ervin Palmer, for Daspal Realty Corp., owner.

SUBJECT—Appeal filed December 10, 1953 from an order of the fire commissioner and decisions of the borough superintendent.

PREMISES AFFECTED—34 West 13th street, south side, 395 ft. east of Avenue of the Americas, Block 576, Lot 22, Borough of Manhattan.

941-53-A

APPLICANT—Clinton Brown, for Romulus Corp., owner (General Switch Corp., lessee).

SUBJECT—Application December 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—238-248 North 9th street and 45 Roebling street, southeast corner, Block 2314, Lot 5, Borough of Brooklyn.

942-53-A

APPLICANT—Philip Freshman and Joseph Platzker, for Mary Goldstein, owner.

SUBJECT—Application December 31, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—124 East Broadway, north side, 55 ft. 8 in. east of Pike street, Block 283, Lot 53, Borough of Manhattan.

209-54-A

APPLICANT—Henry G. Harris, for Ludmill Realty Corp., owner (Crown Heights Nursing Home, lessee).

SUBJECT—Application March 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—800 St. Marks avenue, south side, 150 ft. east of New York avenue, Block 1228, Lot 17, Borough of Brooklyn.

361-54-A

APPLICANT—Henry G. Harris, for Ludmill Realty Corp., owner (Crown Heights Nursing Home, lessee).

SUBJECT—Application May 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—905 Prospect place, north side, 150 ft. east of New York avenue, Block 1228, Lot 17, Borough of Brooklyn.

378-54-A

APPLICANT—Maxfield Blaubeux, for Fulrick Realty Corp., owner.

SUBJECT—Application May 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—580-598 Fulton street and 63-77 Rockwell place, southeast corner, Block 2107, Lot 15, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 20, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 20, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

413-49-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 119-20 Corporation, owner.

CALENDAR

SUBJECT—Application reopened March 2, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use district portion of plot the extension of loading and loading area in the present open area fronting on Victoria road.

PREMISES AFFECTED—119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), St. Albans, Borough of Queens.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision; hearing closed; then to July 20, 1954, for further consideration and decision after applicant has filed statement by owner that requirements of the previous resolution of the Board will be complied with; hearing previously closed.

338-53-BZ

APPLICANT—Leonard F. Rothkrug, for Patrick Quagliano, owner.

SUBJECT—Application May 1, 1953—(decision of the borough superintendent), under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from garage for five motor vehicles, to garage for five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—1967-1969 Atlantic avenue, north side, 75 ft. west of Louis place (Block 1560, Lots 40 and 41), Borough of Brooklyn.

Laid over from June 22, 1954, to June 29, 1954, for applicant to submit additional information; then to July 20, 1954, for inspection and decision.

19-54-BZ

APPLICANT—Henry George Greene, for William Dropkin, owner.

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the demolition of existing structures and to permit the parking and storage of motor vehicles on unbuilt upon plot.

PREMISES AFFECTED—349-359 West 27th street, north side, 163 ft. 9 in. east of 9th avenue (Block 751, Lots 9-15 inclusive), Borough of Manhattan.

Laid over from June 29, 1954, to July 20, 1954, for inspection and decision; hearing closed.

33-54-BZ

APPLICANT—Ingram S. Carner, for Curatola Bros., owner.

SUBJECT—Application January 19, 1954—(decision of the borough superintendent) under sections 21 and 19A of the zoning resolution, to permit in the business use, D area district portion of a lot located in a residence and business use district the erection and maintenance of a business structure, using more than the area permitted, with entrance to loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—114-16 Rockaway boulevard, south side, 25.01 ft. west of 114th place (Block 11706, Lot 37), Ozone Park, Borough of Queens.

Laid over from June 29, 1954, to July 20, 1954, for inspection and decision without further argument; hearing closed.

34-54-A

APPLICANT—Ingram S. Carner, for Curatola Bros., owner.

SUBJECT—Application January 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—114-16 Rockaway boulevard, south side, 25.01 ft. west of 114th place (Block 11706, Lot 37), Ozone Park, Borough of Queens.

73-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Rossbach Realty Corp., owner.

SUBJECT—Application February 2, 1954—(decision of the borough superintendent) under sections 21 and 19A of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of stores, using more than the area permitted, and without the required loading berth.

PREMISES AFFECTED—2003-2009 Avenue U, north side, 25 ft. east of Ocean avenue (Block 7325, Lot 46), Borough of Brooklyn.

Laid over from June 29, 1954 to July 20, 1954, for inspection and decision without further argument; hearing closed.

126-54-BZ

APPLICANT—M. Martin Elkind, for Pasqual Falcone, owner.

SUBJECT—Application February 24, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district the extension to existing dwelling without the required set back from street line, and without the required side yard.

PREMISES AFFECTED—102-02 217th place and 217-30 102nd avenue, southwest corner, Block 11094, Lot 19, Queens Village, Borough of Queens.

Laid over from June 29, 1954 to July 20, 1954, for inspection and decision without further argument; hearing closed.

60-54-BZ

APPLICANT—Charles Costa, owner.

SUBJECT—Application January 28, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), motor vehicle repairs, and to permit the parking of motor vehicles waiting service, for a term of fifteen years.

PREMISES AFFECTED—904 Burke avenue, southeast corner of Bronxwood avenue (Block 4574, Lots 25 and 29), Borough of The Bronx.

Laid over from June 22, 1954, to July 7, 1954, for inspection and decision without further argument; hearing closed; then to July 20, 1954, for further inspection and decision.

89-38-BZ—Vol. III

APPLICANT—Herman Kron, for I. T. Flatto, owner.

SUBJECT—Application reopened February 2, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 21 and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use, C area district the extension and conversion of existing areas, using more than the area permitted, to garage for more than five motor vehicles, with business entrances nearer to residence use district than is permitted.

PREMISES AFFECTED—1656-1682 Palmetto street and 714 Cypress avenue, southeast corner, Block 3449, Lot 6, Ridgewood, Borough of Queens.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision without further argument.

299-54-A

APPLICANT—Herman Kron, for I. T. Flatto, owner.

SUBJECT—Application April 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—343 St. Nicholas avenue, 714 Cypress avenue and 1656-1682 Palmetto street, southeast corner of Cypress avenue (Block 3449, Lot 6), Ridgewood, Borough of Queens.

276-49-BZ—Vol. III

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo, owner.

SUBJECT—Application reopened April 6, 1954 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

CALENDAR

PREMISES AFFECTED—89-91 Madison street, north side, 277 ft. east of Catherine street, Block 277, Lots 8 and 9, Borough of Manhattan.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision without further argument; hearing closed.

163-54-BZ

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo, owner.

SUBJECT—Application March 8, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—34 Henry street, south side, 220 ft. east of Catherine street, Block 277, Lot 41, Borough of Manhattan.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision without further argument; hearing closed.

551-53-BZ

APPLICANT—George P. Ames, for Joseph F. Lynch, owner.

SUBJECT—Application July 16, 1953—re (decision of the borough superintendent), under sections 7i, 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, brake, battery and tire storage and service, motor vehicle repairs and to permit the parking of customers' cars waiting for service.

PREMISES AFFECTED—25-16 Francis Lewis boulevard, southwest corner of Bayside lane and 166-09 25th drive, northwest corner of Francis Lewis boulevard, Block 4914, Lot 12, Flushing, Borough of Queens.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision without further argument; hearing closed.

131-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station and store, to include lubritorium, car wash, motor vehicle repair shop, store and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision without further argument.

7-54-BZ

APPLICANT—Burke, Green and Groh, for Turnby Building Corp., owner.

SUBJECT—Application January 8, 1954—re (decision of the borough superintendent) under sections 7h and 7A of the zoning resolution, to permit in a residence use district portion of a plot located in a local retail and residence use district the parking and storage of motor vehicles for patrons of building (stores) under construction (no fee to be charged), with an entrance nearer to residence use district than is permitted.

PREMISES AFFECTED—24-07 to 24-17 150th street, east side, from 24th road to Willets Point boulevard; 150-01 to 150-17 24th road and 150-02 to 150-10 Willets Point boulevard, Block 4695, Lot 1, Whitestone, Borough of Queens.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision without further argument; hearing closed.

109-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bakery Products Realty Corp., owner.

SUBJECT—Application February 16, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy of existing structure from private garage to motor vehicle repair shop for owner's motor vehicles, and to permit the erection and maintenance of a gasoline service station (for use of owner only), and to permit the parking and storage of employees' and owner's motor vehicles on unbuilt upon portion of plot (no fee to be charged).

PREMISES AFFECTED—1173-1181 Madison street, north side, 250 ft. east of Central avenue, Block 3360, Lots 46, 47 and 48, Borough of Brooklyn.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision; hearing closed.

122-54-BZ

APPLICANT—Dominick Salvati and Son, for Charles Modica, owner.

SUBJECT—Application February 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district the erection and maintenance of stores, using more than the area permitted.

PREMISES AFFECTED—2156-2172 Coyle street, west side, 100 ft. north of Avenue V, Block 7367, Lot 29, Borough of Brooklyn.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision; hearing closed.

135-54-BZ

APPLICANT—Burke, Green and Groh, for William H. Tator, owner.

SUBJECT—Application February 17, 1954—re (decision of borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from dwelling to funeral parlor and dwelling, with parking space for visitors' cars on unbuilt upon portion of lot (no fee to be charged).

PREMISES AFFECTED—143-35 Farmers boulevard, northeast corner of 144th avenue, Block 13074, Lot 1, Springfield Gardens, Borough of Queens.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision; hearing closed.

136-54-A

APPLICANT—Burke, Green and Groh, for William H. Tator, owner.

SUBJECT—Application February 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—143-35 Farmers boulevard, northeast corner of 144th avenue, Block 13074, Lot 1, Springfield Gardens, Borough of Queens.

168-54-BZ

APPLICANT—Harry A. Yarish, for A. A. B. Holding Corp., owner.

SUBJECT—Application March 10, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from stores and motion picture theatre to stores and public market.

PREMISES AFFECTED—799-805 Washington avenue and 411 Lincoln place, southeast corner, Block 1180, Lot 6, Borough of Brooklyn.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision; hearing closed.

169-54-A

APPLICANT—Harry A. Yarish, for A.A.B. Holding Corp., owner.

SUBJECT—Application March 10, 1954—Appeal from a decision of the borough superintendent.

CALENDAR

PREMISES AFFECTED—799-805 Washington avenue and 411 Lincoln place, southeast corner (Block 1180, Lot 6), Borough of Brooklyn.

196-54-BZ

APPLICANT—Lama, Proskauer and Prober, for West 45th Street Garage Corp., owner.

SUBJECT—Application March 12, 1954—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use, B area district for a term of twenty-five years the erection and maintenance of a storage garage without the required rear yard.

PREMISES AFFECTED—251-257 West 45th street, north side, 150 ft. east of 8th avenue and 254 West 46th street, Block 1017, Lots 7 and 157, Borough of Manhattan.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision; hearing closed.

811-52-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Samuel D. Greenfield, owner.

SUBJECT—Application reopened June 15, 1954 for consideration as to amendment of resolution—re (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use, C area district, the extension of existing buildings into the residence use portion of plot, using more than the area permitted.

PREMISES AFFECTED—1116-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1734 East 12th street, Block 6794, Lots 14, 21, 22, 23 and 88, Borough of Brooklyn.

Laid over from July 7, 1954, to July 20, 1954, for inspection if necessary and decision without further argument; hearing closed.

575-37-BZ—Vol. III

APPLICANT—A. H. Salkowitz, for Morris Kahan, owner.

SUBJECT—Application reopened April 6, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7h and 7A of the zoning resolution, to permit in a business use district the extension in area of existing gasoline service station, lubritorium, car wash, motor vehicle repair shop and the parking of motor vehicles waiting service.

PREMISES AFFECTED—60-93 Flushing avenue, northwest corner of 61st street, Block 2697, Lot 51, Maspeth, Borough of Queens.

1446-39-BZ—Vol. III

APPLICANT—A. H. Salkowitz, for North Shore Building Co., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service and selling station, lubritorium, motor vehicle repairs and office, with a curb cut nearer the residence use district than is permitted and to permit the erection of a sign and sign standard above level of first story and projecting beyond the building line; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—34-67 Francis Lewis boulevard, northeast corner of 35th avenue, Block 6077, Lot 43, Whitestone, Borough of Queens.

414-41-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Mildred Slatkow, owner.

SUBJECT—Application reopened March 16, 1954 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence

and local retail use district the extension in area of existing parking and storage of motor vehicles.

PREMISES AFFECTED—2914-2926 West 17th street, west side, 100 ft. south of Mermaid avenue and 2913-2915 West 19th street, east side, 100 ft. south of Mermaid avenue, Block 7061, Lots 14 and 16, Borough of Brooklyn.

541-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Rusello, owner.

SUBJECT—Application reopened March 9, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district the combining of two buildings at rear of site into one building to be used as a motor vehicle repair shop, body and fender work, incidental paint and spray work; and to permit the erection and maintenance on the front of the site of a gasoline service station; lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—9001-9011 4th avenue and 402-414 90th street, southeast corner, Block 6082, Lot 6, Borough of Brooklyn.

258-53-BZ—Vol. II

APPLICANT—John J. McNamara, for Stoddard Theatres, Inc., owner.

SUBJECT—Application reopened June 8, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the construction of an extension of the second floor across entire building, within the present envelope.

PREMISES AFFECTED—2431-2439 Broadway, southwest corner of West 90th street, Block 1237, Lot 52, Borough of Manhattan.

571-53-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Astoria Motors, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail use district the erection and maintenance of an automatic automobile laundry for a term of fifteen years.

PREMISES AFFECTED—8406 Queens boulevard and 52-21 Van Loon street, southeast corner, Block 2477, Lot 1, Newtown, Borough of Queens.

571-41-BZ

APPLICANT—Nathaniel C. Saxe, for David Koss, owner.

SUBJECT—Application reopened June 29, 1954 re extension of term of variance—(decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—26-02 to 26-08 Seagirt avenue, north side, from Beach 26th to Beach 27th streets, 201-209 Beach 26th street and 202-212 Beach 27th street, Block 280, Lots 16 and 19, Far Rockaway, Borough of Queens.

802-41-BZ

APPLICANT—Nathaniel C. Saxe, for David Koss, owner.

SUBJECT—Application reopened June 29, 1954 re extension of term of variance—(decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—219 Beach 26th street, west side, 100 ft. south of Edgemere avenue and 220 Beach 27th street, Block 280, Lot 10, Edgemere, Borough of Queens.

CALENDAR

814-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis Giancarulo, Dominick Bartenope, G. Carlino Inc., owners.
SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the demolition of all buildings on the plot and the reconstruction and extension of existing gasoline service station on lot 41 to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—94-102 4th avenue and 589-597 Warren street, northwest corner, Block 395, Lots 37-41 inclusive and Lot 43, Borough of Brooklyn.

147-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruckner Boulevard Leasing Corp., owner.

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the maintenance of existing legal high speed (automatic) auto laundry and to permit the erection and maintenance, for a term of fifteen years of a gasoline service station, lubritorium, motor vehicle repairs, storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—482-504 Utica avenue, west side, from Midwood street to Maple street, 842-850 Maple street and 861-871 Midwood street, Block 4589, Lot 95, Borough of Brooklyn.

202-54-BZ

APPLICANT—Patrick D. Concagh, for Fannie DiLello, owner.

SUBJECT—Application March 18, 1954—(decision of the borough superintendent) under sections 7a, 7c and 7e of the zoning resolution, to permit in a residence use district the extension of accessory building on existing gasoline service station, lubritorium, car wash, motor vehicle repairs and office, to be used for lubritorium and car wash (non automatic).

PREMISES AFFECTED—3020 Eastchester road, east side, 150.06 ft. north of Adea avenue, Block 4766, Lots 43 and 46, Borough of The Bronx.

269-54-BZ

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the extension to existing synagogue and community building using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—109-25 to 109-27 114th street, east side, 212.5 ft. south of 109th avenue, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

270-54-A

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—109-25 to 109-27 114th street, east side, 212.5 ft. south of 109th avenue, 1st floor, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

286-54-BZ

APPLICANT—Max Horn, for Bernice Service Corp., owner.

SUBJECT—Application March 31, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—41-46 Rockaway Beach boulevard and 310 Beach 42nd street, northeast corner, Block 365, Lot 6, Edgemere, Borough of Queens.

288-54-BZ

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

SUBJECT—Application April 7, 1954—(decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit in an unrestricted use, B area and 1½ times height district the erection and maintenance of a structure in excess of height permitted and without the required loading berths.

PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

332-54-BZ

APPLICANT—Wechsler and Schimmenti, for 842 Broadway Associates, owner.

SUBJECT—Application April 23, 1954—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business and retail use district the change in occupancy of part of first floor and part of cellar to garage for more than five motor vehicles, by the construction of a ramp and new doors.

PREMISES AFFECTED—842-846 Broadway, northeast corner of East 13th street and 140-150 4th avenue, Block 565, Lot 21, Borough of Manhattan.

375-54-BZ

APPLICANT—Charles C. Weinstein, for Salvator Molletta, owner.

SUBJECT—Application May 11, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district the erection and maintenance of a storage garage, presently used for parking of our trucks on part of plot.

PREMISES AFFECTED—2841 Bruckner boulevard, northeast corner of Quincy avenue, Block 5306, Lots 103, 104, 107, 109 and 110, Borough of The Bronx.

399-54-BZ

APPLICANT—Andrew DiCamillo, for Anthony Maggi, owner.

SUBJECT—Application May 14, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the erection and maintenance of a one family dwelling and two car accessory garage using more than the area permitted.

PREMISES AFFECTED—222 84th street, south side, 160 ft. east of Ridge boulevard, Block 6024, Lot 15, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 20, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 20, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

912-52-SM

APPLICANT—Emanuel M. Glick, for the Dow Chemical Co., owner.

SUBJECT—Application December 24, 1952—Styrofoam No. 22 and No. 33 (insulation), approval of.

230-54-SA

APPLICANT—Columbia Boiler Co. of Pottstown, owner.

SUBJECT—Application March 30, 1954—Columbia Boiler Co., of Pottstown Gas-Fired Heating Unit, Models GLB, G16, G18 and G19, approval of.

CALENDAR

626-52-SM

APPLICANT—Limestone Products Corp., for Larsen Products Corp., owner.
SUBJECT—Application August 4, 1952—Plaster-Weld (bonding agent), approval of.

578-53-SM

APPLICANT—The Richmond Fireproof Door Co., owner.
SUBJECT—Application July 15, 1953—Richmond Flush Hollow Metal Door, Model FD, approval of.

580-53-SM

APPLICANT—Samuel Cohen, for Superior Fireproof Door and Sash Co., owner.
SUBJECT—Application July 24, 1953—Superior Flush Hollow Metal Insulated Fireproof Door (1¼ in. thick), ¾, 1 and 1½ hr. rating, approval of.

817-52-SA

APPLICANT—Burdett Manufacturing Co., owner-manufacturer.
SUBJECT—Application October 14, 1952—Burdett Radiant Heat Combustion Systems, approval of.

644-51-SM

APPLICANT—Granco Steel Products Co., owner-manufacturer.
SUBJECT—Application November 5, 1952—COFAR Concrete Floor and Roof Construction, approval of.

720-53-SA

APPLICANT—Fostoria Pressed Steel Corp., owner.
SUBJECT—Application October 7, 1953—Durabake Mobil-Dry Ovens (electric), Models 424V, 434V, 437V and 414V, approval of.

931-50-A

APPLICANT—Keogh, Brennan and Maged, for Cunningham Oaks, Inc., owner.
SUBJECT—Appeal from a decision of the fire commissioner.
PREMISES AFFECTED—215-04, 215-06, 215-10 and 215-12 69th avenue, 69-05, 69-07, 69-09 to 69-17, 69-19 to 69-27 215th street; 69-04, 69-06, 69-08 to 69-16, 69-18 to 69-26 Bell boulevard (Block 7638, Lot 12); 69-11 to 69-51 213th street, 69-04, 69-06, 69-30 to 69-36 215th street; 214-12 and 214-14 69th avenue; 213-05 to 213-29, 214-03, 214-05, 214-09, 214-11 73rd avenue (Block 7636, Lot 7); 210-06 to 210-22, 211-02 to 211-20, 212-02 to 212-16, 213-12 to 213-30, 214-06, 214-08 69th avenue; 210-05 to 210-25, 211-01 to 211-21, 212-01 to 212-21 73rd avenue; 69-05, 69-07, 69-15 to 69-53 210th street; 69-04, 69-06, 69-10 to 69-44, 69-48, 69-50 213th street (Block 7633, Lot 1), Bayside, Borough of Queens.

324-52-A

APPLICANT—Keogh, Brennan and Maged, for Alley Park Housing Corp., owner.
SUBJECT—Application April 23, 1952—Appeal from orders of the fire commissioner.
PREMISES AFFECTED—61-51 to 61-53 Springfield boulevard; 221-52 to 221-78 Horace Harding boulevard; 221-07 to 221-29 64th avenue; 61-20 to 61-78 223rd place; 61-02 to 61-16 224th street (Block 7644, Lot 2); 61-19 to 61-69 and 64-01 to 64-71 223rd place; 61-22 to 61-52 and 64-02 to 64-40 224th street; 223-01 to 223-63 65th avenue (Block 7558, Lot 2); 224-47 to 224-65 67th avenue; 64-03 to 64-39 and 65-27 to 65-57 224th street; 224-02 to 224-64th avenue and 65-01 to 65-25 65th avenue (Block 7660, Lot 2), Bayside, Borough of Queens.

702-53-A

APPLICANT—Ferdinand Savignano, for 176 Grand St. Corp., owner.

SUBJECT—Application September 4, 1953—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—176-180 Grand street, north side, 24 ft. 9 in. east of Market place, Block 471, Lot 25, Borough of Manhattan.

193-54-A

APPLICANT—Simon B. Zelnik, for 14 West 17th Street Corp., owner.
SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—14-16 West 17th street, south side, 250 ft. west of 5th avenue (Block 818, Lot 59), Borough of Manhattan.

334-54-A

APPLICANT—Siegel and Green, for Estate of Louis Brenner, owner.
SUBJECT—Application April 30, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—12 West 17th street, south side, 220 ft. west of 5th avenue (Block 818, Lot 58), Borough of Manhattan.

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.
SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

160-54-A

APPLICANT—Lama, Proskauer and Prober, for The National Sugar Refining Co., owner.
SUBJECT—Application filed March 5, 1954 to permit the erection of a roof sign in the vicinity of the site of the United Nations Headquarters.
PREMISES AFFECTED—1-02 to 1-20 (1-10 official) 56th avenue and 56-01 to 56-39 1st street, southeast corner and 56-02 to 56-24 2nd street, Block 3, Lot 1, Long Island City, Borough of Queens.

731-53-A

APPLICANT—Elias K. Herzog, for 1351 Amsterdam Realty Corp., owner (Hart Iron Works, lessee).
SUBJECT—Application October 13, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1351 Amsterdam avenue, east side, 25 ft. south of West 126th street and 470 West 126th street, Block 1966, Lot 108, Borough of Manhattan.

888-53-A

APPLICANT—Siegel and Green, for Frederick C. Thomson, owner (Arrow Cleaners and Dyers, Inc., lessee).
SUBJECT—Application December 16, 1953—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—637 East 132nd street, north side, 150 ft. west of Cypress avenue, Block 2546, Lot 64, Borough of The Bronx.

347-54-A

APPLICANT—John F. Fitzsimons, for Little Neck Construction Co., Inc., owner.
SUBJECT—Application May 5, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—253-01 to 253-19 57th avenue, north side, 35.77 ft. 77.27 ft., 118.77 ft., 160.27 ft., and 201.77 ft., west of 254th street; 253-23 57th avenue, northwest corner of 254th street and 251-49 57th avenue, north side, 284-77 ft. west of 254th street (Block 8340, Lots 34, 38, 40, 42, 44, 46 and 50), Douglaston, Borough of Queens.

CALENDAR

862-53-A

APPLICANT—Renander and Miller for Rose Korby, owner.

SUBJECT—Application November 27, 1953—filed pursuant to section 35 of the General City law re premises located in bed of mapped street—Liberty avenue.

PREMISES AFFECTED—94-09 to 94-13 Union Hall street, east side, 289.03 ft. north of Liberty avenue, Block 10106, Lot 95, Jamaica, Borough of Queens.

283-54-A

APPLICANT—Arthur B. Lincoln, for Carmine Verdino, owner.

SUBJECT—Application April 19, 1954 filed pursuant to section 35, General City Law re premises in bed of mapped street proposed—111th avenue.

PREMISES AFFECTED—109-03 Rockaway boulevard, north side, in bed of 111th avenue, Block 11476, Lot 77, Ozone Park, Borough of Queens.

927-53-A

APPLICANT—Elias K. Herzog, for 471 Park Avenue Corp., owner.

SUBJECT—Application December 28, 1953—Appeal from decision of the borough superintendent.

PREMISES AFFECTED—115 East 57th street, north side, 130 ft. east of Park avenue, Block 1312, Lot 6, Borough of Manhattan.

5-54-A

APPLICANT—Samuel Katz, owner.

SUBJECT—Application January 6, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—Block bounded by College Point Causeway, 30th avenue, 122nd street and Tallman boulevard, Block 4395, Lot 1, Block 4393, Lots 1 and 32 and Block 4392, Lots 1 and 27, College Point, Borough of Queens.

420-53-A—Vol. II

APPLICANT—Prowler and Sushan, for Pierre Allen, owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—387-389 Bedford Park boulevard, east side, 80 ft. south of Decatur avenue, 1st floor and cellar; Block 3280, Lot 5, Borough of The Bronx.

509-54-A

APPLICANT—Morris Rothstein and Son, for Freshland, Inc., owner.

SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1216-1230 East 99th street, west side, 412 ft. to 572 ft. inclusive, north of Avenue M, Block 8263, Lots 48 to 53 inclusive, Borough of Brooklyn.

510-54-A

APPLICANT—Morris Rothstein and Son, for Freshland, Inc., owner.

SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1258-1282 East 99th street, northwest corner of Avenue M and west side of East 99th street, 224 ft. north of Avenue M, Block 8263, Lots 1 and 60 to 66 inclusive, Borough of Brooklyn.

4-54-A—Vol. II

APPLICANT—M. Martin Elkind, for William T. Wicks, owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—143-26 Quince avenue, south side, 215.69 ft. east of Bowne street, Block 5234, Lot 12, Flushing, Borough of Queens.

62-54-A

APPLICANT—DeRose and Cavalieri, for Joseph Guarino and Silveriox Falconieri, owners.

SUBJECT—Application February 1, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3025 3rd avenue, west side, 51.40 ft. north of East 155th street, Block 2377, Lot 55, Borough of The Bronx.

389-54-A

APPLICANT—Shell Oil Company, owner.

SUBJECT—Application May 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—West side of Edison avenue, 311.67 ft. north of canal, Eastchester Creek, Block 4974, Lot 101, Borough of The Bronx.

139-54-A

APPLICANT—Arnold W. Lederer, for Richard J. Cerosa, owner.

SUBJECT—Application February 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4218 Fort Hamilton parkway, northwest corner of 43rd street, Block 5596, Lots 49-51, Borough of Brooklyn.

394-54-A

APPLICANT—Irving Kudroff, for Gertrude Parkas and Ida G. Levine, owners.

SUBJECT—Application May 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—249-253 William street and 7-11 New Chambers street, northwest corner, Block 119, Lots 37 and 38, Borough of Manhattan.

335-54-A

APPLICANT—Brook Refrigerating Co., Inc., for New York Central Railroad, owner.

SUBJECT—Application March 31, 1954—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—529-533 Westchester avenue, north side, 190 ft. east of Brook avenue, Block 2359, Lot 1, Borough of The Bronx.

524-54-A

APPLICANT—H. G. Meinke, for Consolidated Edison Co., of New York, Inc., owner.

SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—135-169 John street, north side, from Gold street to Hudson avenue, Block 12, Lot 1, Borough of Brooklyn.

505-54-A

APPLICANT—Louis Lieberman, for Rose T. Bergman, owner.

SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1559 55th street, north side, 100 ft. west of 16th avenue, Block 5484, Lot 53, Borough of Brooklyn.

296-54-A

APPLICANT—Patrick D. Concagh, for Waldorf Astoria Hotel Corp., owner.

SUBJECT—Application April 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—301-309 Park avenue, 538-556 Lexington avenue, 81-121 East 49th street and 80-120 East 50th street, entire block, Block 1304, Lot 1, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

JULY 27, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 27, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

551-52-BZ

APPLICANT—Cole and Liebmann, for Faroad Realty Corp., owner.

SUBJECT—Application reopened July 7, 1954 re extension of time to complete—(decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a local retail use, D area district, the erection and maintenance of retail stores using more than the area permitted.

PREMISES AFFECTED—557-571 East 105th street, northeast corner of Farragut road, Block 8155-B, Lots 7, 8 and 11, Borough of Brooklyn.

924-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Theodore Tannor, owner.

SUBJECT—Application reopened July 7, 1954 re amendment of resolution—(decision of the borough superintendent) previously granted on condition, under sections 7e, 7f and 7A of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing (non-automatic), storage and sale of accessories; and permitting the parking of cars waiting to be serviced; with a show window and signs nearer to residence use than is permitted; for a term of fifteen years.

PREMISES AFFECTED—4102-4114 Avenue H and 1677-1687 Albany avenue, southeast corner, Block 7745, Lot 40, Borough of Brooklyn.

750-45-A

APPLICANT—Leonard F. Rothkrug, for 311 Greene Ave. Corporation, owner.

SUBJECT—Application reopened July 7, 1954 re amendment of resolution—Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—311-317 Greene avenue, north side, 178 ft. 3 in. east of Classon avenue, Block 1953, Lot 64, Borough of Brooklyn.

154-52-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Jamco Realty Co., owner (J. A. Melnick Co. Inc., lessee).

SUBJECT—Application reopened July 7, 1954 as Vol. II—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—129 51st street, north side, 206 ft. 8 in. west of 2nd avenue and 138-164 50th street, Block 788, Lot 25, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 14, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 14, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

20-43-BZ

APPLICANT—George H. Cohn, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises.

757-53-BZ

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five cars on first and second floors, to office, storage of paper stock and twine on first floor, and manufacture of paper boxes and storage of paper stock on second floor.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

Laid over from June 8, 1954, to September 14, 1954, at request of applicant. Applicant to notify property owners in affected area by registered mail within two weeks of adjourned date.

758-53-A

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Concord Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re vocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

534-52-A

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application June 19, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neil avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

295-54-A

APPLICANT—Ingram S. Carner, for Shellrock Realty Corp., owner.

SUBJECT—Application April 13, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—136-16 to 136-20 Farmers boulevard, west side, 104.76 ft. south of Garrett street, 2nd floor; Block 12529, Lot 6, St. Albans, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

SEPTEMBER 21, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 21, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

393-54-A

APPLICANT—J. T. Kelleher, borough superintendent.
OWNERS OF PREMISES—Thomas J. and Margaret White.

SUBJECT—Application May 18, 1954—re Revocation of Certificate of Occupancy Q87507, issued February 24, 1953, re N. B. 5106-52.

PREMISES AFFECTED—150-29 116th street, east side, 98.63 ft. north of North Conduit avenue, Block 11839, Lot 22, Ozone Park, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 28, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing 1013. Municipal Building, Manhattan, on the following *Tuesday afternoon, September 28, 1954, at 2 o'clock in Room 1013 Municipal Building, Manhattan, on the following matter:*

778-53-A

APPLICANT—John T. Kelleher, borough superintendent, Borough of Queens.

OWNERS OF PREMISES—Herman Haken and H. L. Kreuscher.

SUBJECT—Application October 30, 1953—Revocation of Certificate of Occupancy #Q91444 issued 9/14/53.

PREMISES AFFECTED—106-01 Merrick boulevard, southeast corner of 106th avenue, Block 10237, Lot 5, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 7, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 22, 1954, were approved as printed in the Bulletin of June 29, 1954, Vol. 39, No. 26.

89-38-BZ—Vol. III

APPLICANT—Herman Kron, for I. T. Flatto, owner.

SUBJECT—Application reopened February 2, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 21 and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use, C area district, the extension and conversion of existing areas, using more than the area permitted, to garage for more than five motor vehicles, with business entrances nearer to residence use district than is permitted.

PREMISES AFFECTED—1656-1682 Palmetto street and 714 Cypress avenue, southeast corner, Block 3449, Lot 6, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: Henry Hanft, John Handler, Anna Primosch, Tereria Lunk, Regina Voit, Harry Ostermann, F. Varturhe, Conrad Boner, Alfons Ebert, Carl J. Krennrich, Carl Krennrich and George Franz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954, at 10 A. M. for inspection and decision without further argument.

299-54-A

APPLICANT—Herman Kron, for I. T. Flatto, owner.

SUBJECT—Application April 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—343 St. Nicholas avenue, 714 Cypress avenue, and 1656-1682 Palmetto street, southeast corner of Cypress avenue (Block 3449, Lot 6), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954, at 10 A. M. for inspection and decision in conjunction with Cal. No. 89-38-BZ—Vol. III.

276-49-BZ—Vol. III

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo, owner.

SUBJECT—Application reopened April 6, 1954 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—89-91 Madison street, north side, 277 ft. east of Catherine street, Block 277, Lots 8 and 9, Borough of Manhattan.

APPEARANCES—

For Applicant: Angelo S. Mongiello.

For Opposition: Eugene A. Walsh and C. J. Cammarata for New York City Housing Authority.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to July 20, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

811-52-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Samuel D. Greenfield, owner.

SUBJECT—Application reopened June 15, 1954 for consideration as to amendment of resolution—re (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use, C area district, the extension of existing buildings into the residence use portion of plot, using more than the area permitted.

PREMISES AFFECTED—1116-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1734 East 12th street, Block 6794, Lots 14, 21, 22, 23 and 88, Borough of Brooklyn.

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APPEARANCES—

For Applicant: H. J. Nurick and S. D. Greenfield.
For Opposition: J. Sidney Levine, D. J. Cestenino and Nathan Morgenstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954, at 10 A. M. for inspection if necessary and decision without further argument; hearing closed.

551-53-BZ

APPLICANT—George P. Ames, for Joseph F. Lynch, owner.

SUBJECT—Application July 16, 1953—(decision of the borough superintendent), under sections 7i, 7e and 7h of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, brake, battery and tire storage and service, motor vehicle repairs and to permit the parking of customers' cars waiting for service.

PREMISES AFFECTED—25-16 Francis Lewis boulevard, southwest corner of Bayside lane and 166-09 25th drive, northwest corner of Francis Lewis boulevard (Block 4914, Lot 12), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: George P. Ames, Daniel L. Master, Joseph F. Lynch and O. Brammer, Jr.

For Opposition: Irving Alpert, Timothy J. Sullivan, N. Canali and E. W. Huyda.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

905-53-BZ

APPLICANT—Paul Trapani, for John Missali, owner.

SUBJECT—Application December 23, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the maintenance of an existing one story structure as a commercial building (manufacturing).

PREMISES AFFECTED—900-900A East 213th street, southeast corner of Bronxwood avenue (Block 4683, Lot 49), Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Trapani.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 13, 1954, 10 A. M. for applicant to submit further information and also whether certificate of occupancy has been issued and a copy of violation as to factory use of adjoining building.

7-54-BZ

APPLICANT—M. Martin Elkind, for Turnby Building Corp., owner.

SUBJECT—Application January 8, 1954—(decision of the borough superintendent) under sections 7h and 7A of the zoning resolution, to permit in a residence use district portion of a plot located in a local retail and residence use district, the parking and storage of motor vehicles for patrons of building (stores) under construction (no fee to be charged), with an entrance nearer to residence use district than is permitted.

PREMISES AFFECTED—24-07 to 24-17 150th street, east side, from 24th road to Willets Point boulevard; 150-01 to 150-17 24th road and 150-02 to 150-10 Willets Point boulevard (Block 4695, Lot 1), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh, Samuel Tonkin, Sidney Freedman and Myer Gladstone.

For Opposition: Alvin Lipetz, Theresa Krizek, Jennie Marschat, Olga Levie, Henry William Kranz, Arthur Schrull and Milton Parker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

60-54-BZ

APPLICANT—Charles Costa, owner.

SUBJECT—Application January 28, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubrication, auto laundry (non-automatic), motor vehicle repairs, and to permit the parking of motor vehicles waiting service, for a term of fifteen years.

PREMISES AFFECTED—904 Burke avenue, southwest corner of Bronxwood avenue (Block 4574, Lots 25 and 29), Borough of The Bronx.

APPEARANCES—

For Applicant: Jos. B. Lynch.

For Opposition: Thomas F. McCarthy, Lillian Rosenholtz and Mary La Puma.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954, at 10 A.M. for further inspection and decision.

109-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bakery Products Realty Corp., owner.

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of existing structure from private garage to motor vehicle repair shop for owner's motor vehicles, and to permit the erection and maintenance of a gasoline service station (for use of owner only), and to permit the parking and storage of employees' and owner's motor vehicles on unbuilt upon portion of plot (no fee to be charged).

PREMISES AFFECTED—1173-1181 Madison street, north side, 250 ft. east of Central avenue (Block 3360, Lots 46, 47 and 48), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: John M. McGillicuddy, Gasper Esposito, Edna Henkel, Rose Vecchione, Edna Fie, Nicolo Grande, Frank Sutera, Anthony Sovoco and Vincent Gangi.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954, at 10 A. M. for inspection and decision; hearing closed.

122-54-BZ

APPLICANT—Dominick Salvati and Son, for Charles Modica, owner.

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of stores, using more than the area permitted.

PREMISES AFFECTED—2156-2172 Coyle street, west side, 100 ft. north of Avenue V (Block 7367, Lot 29), Borough of Brooklyn.

APPEARANCES—

For Applicant: Anthony M. Salvati and Pauline Modica.

For Opposition: Bernard D. Barnett and Abraham J. Septoff.

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For Administration: Samuel L. Becker, Dep't of Housing and Buildings and C. J. Cammarata, N. Y. C. Housing Authority.

ACTION OF BOARD—Laid over to July 20, 1954, at 10 A. M., for inspection and decision; hearing closed.

131-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the reconstruction and extension of an existing gasoline service station and store, to include lubritorium, car wash, motor vehicle repair shop, store and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner (Block 4191, Lot 19), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954, at 10 A.M. for inspection and decision without further argument.

132-54-A

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—filed pursuant to section 35, General City Law re premises in bed of proposed widening of Parsons boulevard and 20th avenue.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner (Block 4191, Lot 19), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954, at 10 A.M. for inspection and decision in conjunction with Cal. No. 131-54-BZ.

135-54-BZ

APPLICANT—Burke, Green and Groh, for William H. Tator, owner.

SUBJECT—Application February 17, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from dwelling to funeral parlor and dwelling, with parking space for visitors' cars on unbuilt upon portion of lot (no fee to be charged).

PREMISES AFFECTED—143-35 Farmers boulevard, northeast corner of 144th avenue (Block 13074, Lot 1), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and William H. Tator.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954, 10 A.M. for inspection and decision; hearing closed.

136-54-A

APPLICANT—Burke, Green and Groh, for William H. Tator, owner.

SUBJECT—Application February 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—143-35 Farmers boulevard, northeast corner of 144th avenue (Block 13074, Lot 1), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and William H. Tator.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954, 10 A.M. in conjunction with Cal. 135-54-BZ.

163-54-BZ

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo, owner.

SUBJECT—Application March 8, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—34 Henry street, south side, 220 ft. east of Catherine street (Block 277, Lot 41), Borough of Manhattan.

APPEARANCES—

For Applicant: Angelo S. Mongiello.

For Opposition: Eugene A. Walsh.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Bd. of Education.

ACTION OF BOARD—Laid over to July 20, 1954, at 10 A.M. for inspection and decision without further argument; hearing closed.

168-54-BZ

APPLICANT—Harry A. Yarish, for A.A.B. Holding Corp., owner.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from stores and motion picture theatre to stores and public market.

PREMISES AFFECTED—799-805 Washington avenue, and 411 Lincoln place, southeast corner (Block 1180, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish and Edmund P. Silver.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954, 10 A.M. for inspection and decision; hearing closed.

169-54-A

APPLICANT—Harry A. Yarish, for A.A.B. Holding Corp., owner.

SUBJECT—Application March 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—799-805 Washington avenue and 411 Lincoln place, southeast corner, Block 1180, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish and Edmund P. Silver.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954, 10 A.M. in conjunction with Cal. No. 168-54-BZ.

196-54-BZ

APPLICANT—Lama, Proskauer and Prober, for West 45th Street Garage Corp., owner.

SUBJECT—Application March 12, 1954—(decision of the borough superintendent) under sections 7f and 21 of the

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zoning resolution, to permit in a retail use, B area district, for term of twenty-five years, the erection and maintenance of a storage garage without the required rear yard.

PREMISES AFFECTED—251-257 West 45th street, north side, 150 ft. east of 8th avenue and 254 West 46th street (Block 1017, Lots 7 and 157), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama, Frederick Dreier and Morris Aberbach.

For Opposition: E. Butter, G. Schoenfeld, J. E. Perlman, J. Hartley Steinhardt, Ray Whittaker and H. Kramer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954, 10 A.M. for inspection and decision; hearing closed.

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

APPEARANCES—

For Applicant: Gustave Posner.

For Owner: M. Z. Lehigh.

For the Borough Superintendent: Thomas J. Fitzpatrick.

ACTION OF BOARD—Laid over to September 14, 1954, at 10 A.M., for report from engineer for owner and also from Department of Housing and Buildings as to whether work required by the Board to remedy the situation has been completed.

246-50-BZ—Vol. III

APPLICANT—Paul Friedman, for Shorewood Realty Corp., owner.

SUBJECT—Application reopened March 16, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a one story commercial building (stores).

PREMISES AFFECTED—114-01 to 114-15 Springfield boulevard, southeast corner of 114th avenue (Block 11234, Lot 101, St. Albans, Borough of Queens).

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn at request of applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held and this application was laid over for decision after inspection, which has been made; and

WHEREAS, the applicant stated the owner desired withdrawal to consider possibility of erecting a conforming use; and

WHEREAS, under Vol. I, an application for a variance to permit use of premises as a gasoline service station was denied on July 11, 1950.

Resolved, that this appeal be and it hereby is withdrawn.

395-31-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for C. J. H. Realty Corp., owner.

SUBJECT—Application March 19, 1954 (decision of the borough superintendent), under sections 7c and 7h of the zoning resolution, to permit in a residence and local retail use district, the use of premises for motor vehicle repair shop, garage for more than five motor vehicles, ramp, auto salesroom, office, fender repairs, storage of cars to be serviced, minor adjustments and repairs, and for display and sale of light merchandise and incidental factory work on second floor; and to permit the parking and storage of cars on unbuilt upon portion of plot, waiting to be serviced.

PREMISES AFFECTED—226-18 Merrick boulevard and 134-02 227th street, southwest corner and 134-13 226th street, Block 13107, Lots 17, 23, 25 and 28, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Charles J. Homeyer.

For Opposition: Max M. Lome.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 27, 1954 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on July 7, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 226th street are in residence and local retail use, D area, class 1 height districts; Merrick boulevard is in a local retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 10, 1954 acting on Alt. Applic. 310-54, reads:

"1. Use of the premises as a motor vehicle repair shop, garage for more than five motor vehicles, ramp, auto sales room, office, fender repair, storage of cars to be serviced, minor adjustments and repairs, and display and sale of light merchandise and incidental factory work, is contrary to Sections 3 and 4-C of the Zoning Resolution and contrary to the Resolution of the Board of Standards and Appeals calendar #395-31-BZ.

2. Parking and storage of motor vehicles in a residence use district is contrary to Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 142.04 ft. in depth, irregular, on which is located a building 60 ft. front by 100 ft. in depth, two stories, 21 ft. 8 in. in height, of class 3 construction, for which certificate of occupancy No. 49684-32 has been filed for an auto salesroom and service station of cars bought and sold on premises on 1st floor and bowling alley on 2nd floor; that the purpose of this application is to legalize the uses on the premises as now conducted and to change the use of the 2nd floor of the building to sale and display of light merchandise (women's wear) with incidental factory work, which will involve the installation of a number of sewing machines; and

WHEREAS, the applicant further states that after its purchase of the property in 1949, the owner acquired lot No. 17 with a frontage on 226th street of 28.58 ft. by 100 ft. in depth, abutting the local retail use district; that the unbuilt upon portion of the premises, which is the subject of this application, have been used for the parking and storage of motor vehicles awaiting service; and

WHEREAS, the applicant contends that a woven wire fence sets off the parking and storage areas from the abutting residences to the south and although there is a gate on the 226th street frontage it has been effectively closed and it is not

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proposed to use this gate for either ingress or egress; that the gate on the 227th street frontage is used for egress only and 227th street being a one way traffic street northbound, automobiles serviced on the premises do not traverse the residence portion of the street beyond the southerly limits of the premises; that the expanding business of the Ford agency operated by the owner, which occupies the basement and 1st floor of the building, requires a large area for the parking and storage of motor vehicles waiting to be serviced, and it is felt that the granting of this variance will not adversely affect the neighborhood; that the proposed use of the 2nd floor is more in keeping with the character of the neighborhood than the present permitted use; that the comings and goings of bowlers in the evening, with the noise attendant upon their activities, is less to be desired than the proposed use; that the electric signs on the Merrick boulevard frontage were erected under E. S. Applies. 852-52 and 853-52; that the roof signs will be eliminated; and

WHEREAS, the applicant states that the property referred to is presently zoned as a class $\frac{1}{2}$ height district; that the portion of the property within 100 ft. of Merrick boulevard is in a local retail district and a D area district and the remainder is zoned as a residence district and an E-1 area district; that as of July 25, 1916 the property in question was in a one times district and a D district; that the portion of the property within 100 ft. of Merrick boulevard was then zoned business and the remainder was residence; that the present local retail district became effective on January 21, 1947 and the present $\frac{1}{2}$ height and E-1 districts became effective on June 30, 1952; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant states that the present owner has held title to lot 17 since December 1, 1949 and to lots 23, 25 and 28 since June 28, 1949; that the assessed valuation of land is \$31,100 and of the buildings \$37,000, making a total of \$68,100; that the building was erected 1932.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on September 29, 1932, by adding thereto:

"* * * that in the event the present owner desires to extend the use of the premises into the residential district further as to Lot 28 and to include Lot 17, that such extension of the parking use for cars dealt in by the agency may be permitted under section 7, subdivision c, substantially as proposed and as indicated on plans filed with this application marked 'Received March 19, 1954,' 6 sheets, on condition that the requirements of the resolution as above cited adopted on September 29, 1932, under Volume I shall be complied with in all respects where not inconsistent with this amended resolution, and that the additional space to be used for parking shall be leveled substantially to the grade of the adjoining streets and shall be surfaced with clean gravel or steam cinders and treated with a binder; that there shall be erected on the interior lot lines where shown a woven wire fence of the chain link type not less than 5 ft. 6 in. in height on a masonry base; that there shall be no openings to 226th street and existing gate shall be effectively closed; that in addition to the existing entrance to ramp from 227th street there may be an additional opening, not over the width shown, for entrance and exit and fitted with gates of similar construction to the fence and similar to the gate and wire fence maintained at the opening to Merrick boulevard; that the use of the second story of the building shall be subject to further consideration by the Board at a time when the owner has determined the use desired but the bowling alley shall not be restored and there shall be no factory occupancy of the 2nd floor; that there shall be no signs erected on the portion of the extended premises into the residence district except a small sign attached to the fence giving instructions as to the use of the premises and the time the premises are opened; that existing roof sign shall be removed; that opposite such opening on 227th street there may be a curb cut not exceeding 15 ft. in width; that all permits

shall be obtained and all work completed and a certificate of occupancy obtained within six (6) months from the date of this amended resolution."

915-40-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Myer Fish, owner.

SUBJECT—Application October 13, 1953 (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension in area of existing gasoline service station (previously granted for extension in area by the Board but never extended), to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—639 to 643 4th avenue and 170-178 19th street, southeast corner, Block 637, Lots 6 and 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Elvira Marabello and Lola Marabello.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 4, 1953 subject to regular procedure, to consider additional uses; and

WHEREAS, a public hearing was held on this application on July 7, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 4th avenue are in a business use, B area, class $1\frac{1}{2}$ height district; 19th street is in residence and business use, B area, class $1\frac{1}{2}$ height districts; and

WHEREAS, the decision of the borough superintendent, dated September 24, 1953 acting on N.B. Applic. 971-53, reads:

"1. Proposed reconstruction and extension in area of existing gasoline service station on a lot within a business use district for use as 'gasoline service station, office and sales, lubritorium, car washing, minor auto repairs (hand tools only), parking and storage of motor vehicles' violates Art. II Sec. 4a-46 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 77 ft. frontage by 100 ft. in depth upon which is located a gasoline service station consisting of four 550-gallon storage tanks and four dispensing pumps, a frame office building, a two car metal garage building and open pits; that the premises is also developed with a two story frame dwelling; that the gas station was originally installed under Fire Department permit Alt. No. 1537-1924, having a frontage of 52 ft. on 4th avenue and 50 ft. on 19th street; that no certificate of occupancy was issued; that a variance was granted by the Board under Cal. No. 915-40-BZ to extend the gas station to a frontage of 52 ft. on 4th avenue and 100 ft. on 19th street and to rebuild the present accessory building; that the gas station was never altered or extended under this variance; that it is proposed to remove all the present uses on the site and to reconstruct the present gas station and extend the use to 77 ft. on 4th avenue and 100 ft. on 19th street; that the proposed gas station will consist of a total of eight 550-gallon gasoline storage tanks and three dispensing pumps; that the reconstructed accessory building will have a frontage of 45 ft., a depth of 30 ft. and contain the conjunctive use of office and sales, lubritorium, car wash, storage and minor auto repairs, one story in height, of class 3 construction and will be highly modern in design; that

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part of the site will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the present gas station is a legal use and it is requested that this use be extended to the entire site; that the highly modern design of the contemplated building will improve the appearance of the site; that the continued use of the gas station since its inception in 1924 has proven its need to the community and the rebuilding and extension of the station will enable it to render a more efficient service to the community; that Fourth avenue is a main auto artery and as such the gas station is in keeping at this point; that the site in question is adjoined to the south in lot No. 5 by a motor vehicle repair shop so that the gas station as it is proposed to be extended will now reach to the aforementioned non-conforming use; that the present buildings on the site and the present frame dwelling on the site do not render an attractive appearance to the community and therefore the removal will be beneficial to the community; and

WHEREAS, the applicant states that the present owner has held title to the property since July 1953 for lot No. 6 and since September 2, 1949 for lot No. 7; that the assessed valuation of land is \$20,000 and of the buildings \$4,000, making a total of \$24,000; that the building was erected before 1925; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c, h and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension in area and rearrangement and reconstruction of the lawful use now existing on part of the premises, *on condition* that all buildings and fences shall be removed and the premises reconstructed and arranged substantially as indicated on plans filed with this application, marked "Received October 13, 1953" (4 sheets); that there shall be no cellar under the accessory building; that the accessory building shall in all other respects comply with the requirements of the Building Code and shall be faced with brick; that the number of gasoline storage tanks shall not exceed eight 550-gallon tanks; that pumps shall be of a low approved type erected on the 4th avenue side of the premises only, not nearer than 15 ft. to the street building line; that the balance of the premises shall be paved with concrete or asphaltic pavement; that curb cuts shall be restricted to two to 4th avenue, not over 25 ft. in width each and one within the first 25 feet of 4th avenue on 19th street, not over 20 feet in width; that no curb cuts shall be nearer than 5 feet to any street lot line as prolonged; that curbs and sidewalks abutting the premises shall be restored or reconstructed to the satisfaction of the borough president; that under section 7i there may be minor repairing with hand tools only, maintained solely within the accessory building; that under section 7c, there may be parking and storage of motor vehicles awaiting service and general parking, provided it does not interfere with the dispensing of gasoline; that on the interior lot lines where walls of adjoining buildings do not occur, there shall be erected and maintained a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height with a masonry base; that a similar fence shall be maintained along the building line on 19th street for a distance of approximately 70 feet, terminating in posts sufficiently strong to prevent dislodgement; that signs shall be restricted to a permanent sign attached to the accessory building and to the illuminated globes of the pumps, excluding all roof and temporary signs, but permitting the erection within the building line of a post standard to support a sign, advertising only the brand of gasoline on sale, which sign may be illuminated and shall extend not over 4 feet beyond the building line; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall require; and that all permits required shall be obtained and all work

completed within the requirements of Section 22A of the zoning resolution.

234-41-BZ

APPLICANT—Gulf Oil Corporation, owner.

SUBJECT—Application reopened June 15, 1954—for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitted in a business use district the alteration and reconstruction of a gasoline service station.

PREMISES AFFECTED—2001-2013 Broadway, west side, from West 68th to West 69th streets, 151-155 West 68th street and 166-178 West 69th street, Block 1140, part of Lots 4, 5, 7, 10, 14, 55 and 58, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, on January 13, 1942, this application was granted by the Board on certain conditions, under section 7c of the zoning resolution, to permit in a business use district, the alteration and reconstruction of a gasoline service station; and

WHEREAS, time to obtain permits and complete the work was extended on January 5, 1943; and

WHEREAS, on May 4, 1943 working drawings were approved; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on February 17, 1953; and

WHEREAS, the applicant requested reopening of this application and a further extension of time, to obtain permits and complete the work, which had expired by time limitation; and

WHEREAS, this application was reopened on June 15, 1954 and set for hearing on July 7, 1954 at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; time to complete expired February 17, 1954; and

WHEREAS, a public hearing was held on this application on July 7, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated July 2, 1954 acting on N.B. Applic. 87-54, reads:

"1. A parking lot for more than 5 motor vehicles in a business use district is not permitted by Art. II, Para. 4a(15) of the Zoning Resolution.

2. A gasoline service station in a business use district is not permitted by Art. II, Para. 4a(46) of the Zoning Resolution."

Resolved, that the Board of Standards and Appeals does hereby *affirm* the resolution adopted on January 13, 1942, as thereafter amended by resolutions adopted through February 17, 1953, and *amend* only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"* * * that as passed on the borough superintendent under decision dated July 2, 1954, acting on N.B. App. 87/54, Objections 1 and 2, all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (NB 39/41 and NB 87/54)

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1105-41-BZ—Vol. II

APPLICANT—A. H. Salkowitz, for Cord Meyer Company, owner.

SUBJECT—Application March 1, 1954 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service and selling station, lubritorium, car washing, motor vehicle repairs, automobile sales and showroom and office; and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—91-20 Roosevelt avenue, southeast corner of Benham street, Block 1550, Lot 10, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz.

For Opposition: Mrs. Mary Di Dilice, Simon King and Maria Cuonio.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE OF JUNE 29, 1954—

Affirmative: Commissioners Kleinert and Keating 2

Negative: Chairman Murdock 1

Absent: Deputy Chief Connors 1

THE VOTE OF JULY 7, 1954—

Affirmative: Commissioners Kleinert and Keating 2

Negative: Chairman Murdock and Deputy Chief Connors 2

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on March 23, 1954 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on June 8, 1954 after due notice by publication in the Bulletin; laid over to June 29, 1954, for inspection and decision; applicant to file revised plans; hearing closed; then to July 7, 1954, for vote of the full Board; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Roosevelt avenue are in a business use, B area, class 1½ height district; Benham street is in residence and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 4, 1954 acting on N.B. Applic. 5015-53, reads:

"1. Use of premises located in a business use district as automobile sales and showroom, gasoline service & selling station, lubritorium, car washing, minor motor vehicle repairs, parking for more than five cars waiting to be serviced is contrary to Art. II Sec. 4(46) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 161.75 ft. and 170 ft. frontage by 100 ft. in depth, irregular, presently used as a parking lot, for which certificate of occupancy No. 50341-48 has been filed; that it is proposed to erect a gasoline service station and automobile showroom on a corner lot having a frontage of 170 ft. on Roosevelt avenue, a depth of 100 ft. and a frontage of 161.75 ft. on Benham street; that the building proper will be approximately 95 ft. wide and 45 ft. deep and is to be constructed of poured concrete foundations, a minimum of 8 in. solid masonry walls, steel roof girders and wood roof beams and roof boards; and

WHEREAS, the applicant contends that the owner, who has held title to the property for 54 years, wishes to erect the building to meet the high assessed valuation and taxes of the land and to derive a satisfactory return on his original investment; that at the present time there is a strong demand in this section for the type of use proposed; that directly adjoining the plot in question and opposite same, parking lots are in existence; that any other type of building permitted in a business use would not be practical due to the location of the plot along an elevated subway structure; that there are presently vacant store buildings along Roosevelt

avenue indicating that there is no need for additional store space; that the plot is not suited for residential purposes due to the noise created by the elevated line; that a variance is requested as compliance with the strict letter of the law would cause undue hardship to the owner; and

WHEREAS, the applicant states the present owner has held title to the property since June 1900; that the assessed valuation of land is \$21,000 and of the buildings \$500, making a total of \$21,500; that the building was erected 1941; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the plot has been used for parking since permitted by the Board in 1942; and

WHEREAS, the Board is of the opinion that the premises can be used for a conforming use; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivisions f and i, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 5015-53, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

383-48-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application June 1, 1953 (decision of the borough superintendent), under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and business use district the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—2755 Williamsbridge road, southwest corner of Boston road, Block 4515, Lot 13, Borough of the Bronx.

APPEARANCES—

For Applicant: Benjamin Mosher and Robert Stanton.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 16, 1953 subject to regular procedure, previously withdrawn as to Vol. I; and

WHEREAS, a public hearing was held on this application on June 22, 1954 after due notice by publication in the Bulletin; laid over to July 7, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Williamsbridge road are in residence and business use, D area, class 1 height districts; Boston road is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 21, 1953 acting on amendment to N. B. Applic. 6-53 and superseded by amended N. B. Applic. 6-53 dated April 30, 1954, reads:

"1. The proposed gasoline service station, including accessory sales, minor motor vehicle repair, lubritorium, car laundry and parking and storage for more than (5) five motor vehicles in premises partly in a residence use area and partly in a business use area is contrary to Sect. 3 and Sect. 4 (46) of the Zoning Resolution.

2. In a business and residence district a business sign is contrary to Sect. 4(47) (d) of Art. II of the Zoning Res."

and

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WHEREAS, the applicant states that the premises consist of a plot, triangular in shape, 176.61 ft. by 147.99 ft. by 249.11 ft., on which is located a gasoline service station for which certificate of occupancy No. 1431-24 has been filed; that it is proposed to demolish the existing gasoline service station and to erect a new one; and

WHEREAS, the applicant further states that the gas station on these premises were erected in 1924 under N.B. Applic. 504 and certificate of occupancy No. 1431 was issued August 25, 1924 for an oil station, covering the entire lot; that the construction is to be of class 3 type with concrete foundations, masonry walls and wood roof with porcelain enamel facing; that two 2-pump islands are proposed instead of the existing 3-pump island and two additional 550-gallon underground storage tanks will make a total of eight tanks; that it is also proposed to erect a new fence along the open frontage on Bronxwood avenue, install concrete sidewalks on Boston road and Williamsbridge road, with curbing on the latter street, and to pave the entire premises with asphalt or concrete; that the existing lift is to be removed; that the two curb cuts on Boston road are to be altered and two curb cuts are proposed on Williamsbridge road instead of the depressed curb; that in lieu of the present sign, it is desired to erect two new identification signs on post standards near the intersections of the building lines of Boston road with Bronxwood avenue and with Williamsbridge road, and an illuminated roof sign; and

WHEREAS, the applicant contends that Boston road is an important vehicular thoroughfare; that the station was erected in 1924 and does not now meet the present day requirements of either the public or progressive service station operation; that open greasing facilities are outmoded and an enclosed lubritorium will make available modern greasing facilities to the advantage of the public and to operating personnel; that the proposed auto laundry is necessary by reason of public demand for complete servicing facilities at one station; that the work space is required for minor repairs, with hand tools, as are customary at and accessory to, a gasoline service station; that a larger office will replace the present one, which is entirely inadequate, an appropriate storage room will be furnished and the restrooms will afford the public modern and sanitary convenience; that permission is also requested for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant states the owner has held title to the property since June 1, 1942 (through affiliated corporations since 1924) and further states the valuation of the land is \$25,500 and buildings \$4,000, making a total of \$29,500; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board and the committee recommends that the application to reconstruct and rearrange the lawful gas station should be permitted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7, Subdivision c, to permit the lawfully existing gasoline station to be reconstructed and rearranged substantially as proposed and as indicated on plans filed with this application marked "Received June 1, 1953," 5 sheets, on condition that all buildings and uses shall be removed and the premises shall be reconstructed and rearranged substantially as indicated on such plans; that the accessory building shall be faced with face brick; that the pumps shall be of an approved low type and shall be erected not nearer than 15 ft. to the street building line; that the number of gasoline storage tanks shall not exceed eight (8) 550 gallon tanks; that there shall be no cellar under the accessory building; that the accessory building shall in all other respects comply with the requirements of the Building Code therefor; that the premises where not occupied by the accessory building and pumps shall be paved with concrete or asphaltic paving; that curb cuts shall be

restricted to curb cuts as shown, namely one new proposed curb cut 30 ft. in width to Boston road, one existing 24 ft. curb cut to Boston road, to be increased to 34 ft., one existing curb cut to Williamsbridge road, not over 25 ft. in width, and a new curb cut, located where shown, 30 ft. in width; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting an illuminated sign with the name of the station on the parapet of the overhang canopy instead of on the roof; that there may be one post standard within the intersection of Williamsbridge road and Boston road, solely for advertising the brand of gasoline on sale and permitting the sign to extend beyond the building line for a distance of not more than 4 ft.; that under Section 7, Subdivision i, there may be repairing of motor vehicles for adjustment with hand tools only and maintained solely within the accessory building; that under Section 7, Subdivision c, there also may be parking and storage of motor vehicles awaiting service, provided such parking is located where it will not interfere with the dispensation of gasoline; that there shall be no openings to Bronxwood avenue and on the building line north and south of the accessory building; that there shall be erected a new fence consisting of a masonry base and steel pickets to a total height of 5 ft. 6 in.; that such fence shall have proper terminating posts at the end thereof to the north and south; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that the sidewalks and curbing around the premises shall be constructed or repaired to the satisfaction of the Borough President; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

276-51-BZ

APPLICANT—Max Horn, for John White, owner.

SUBJECT—Application reopened June 15, 1954 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—166-03, 166-15, 166-19 Baisley boulevard, north side, from 166th to 167th streets, 120-37 to 120-75 166th street and 120-48 to 120-76 167th street, Block 12382, Lots 29 and 39, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn and John White.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, on April 1, 1952, this application was granted by the Board on certain conditions, under section 7h of the zoning resolution, to permit in the residence use district portion of plot, the parking and storage of motor vehicles for a term of five years, limited to the times during each year when race meetings are held at nearby Jamaica race track; and

WHEREAS, the resolution was amended on June 24, 1952; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation; and

WHEREAS, this application was reopened on June 15, 1954 and set for hearing on July 7, 1954 at 10 A. M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

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WHEREAS, a public hearing was held on this application on July 7, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated June 24, 1954 acting on Alt. Applic. 581-51, reads:

"1. Premises is located in a residence use district. Use of same for parking and storage of motor vehicles is contrary to Sec. 3 Article II of zoning resolution. Work was not completed in required time as set by Sec. 22-A."

and

WHEREAS, the applicant states that the reasons for not proceeding to complete the work after the Board granted the variance were, that there was considerable discussion then that the Jamaica race track would be abandoned and consolidated with the Aqueduct race track; that since this large plot involved a very heavy expense for fence, filling of land, grading, etc., the owner waited to learn the probable outcome; that it now appears that the race track will remain, so he is prepared to do the necessary work as approved and secure the certificate of occupancy; and

WHEREAS, the applicant further states that at the bottom of notice to him dated June 1, 1954, it was stated that expiration is as of April 1, 1954, but as the variance was granted for five years, the expiration date would be April 1, 1957.

Resolved, that the Board of Standards and Appeals does hereby *affirm* the resolution adopted on April 1, 1952, as amended by resolutions adopted through June 24, 1952, and *amend* only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"* * * that in view of the statement by the applicant that the work has been partially completed, and in view of the decision of the borough superintendent, dated June 24, 1954, acting on Alt. Applic. 581/51, Objection 1, that all permits required shall be obtained, including a certificate of occupancy, and all work completed within six (6) months from the date of this amended resolution."

889-52-BZ

APPLICANT—A. L. Andujar, for Texas Company, owner.
SUBJECT—Application December 19, 1952 (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district the extension in use and area of existing gasoline service station, grease pits, tire and battery service and auto laundry to gasoline service station, lubratorium, auto laundry (non-automatic), motor vehicle repairs and office; and to permit the parking and storage of motor vehicles on un-built upon portion of plot.

PREMISES AFFECTED—35-26 to 35-40 Union street and 137-89 Northern boulevard, northwest corner, Block 4961, Lots 1 and 26, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Jos. B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 7, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, B area, class 1½ height district; Union street and Northern boulevard are in residence and retail use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated November 19, 1952 acting on Alt. Applic. 71-52, reads:

"1. The extension in area along Union St. of an existing gasoline service station; the additional use of parking and storing motor vehicles as an accessory use to the gasoline station; and the additional use of minor auto repair shop with hand tools only, in a Retail use district is contrary to Sect. 4A of Zoning Resolution.

2. Show compliance with Sect. 21A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 191.71 ft. frontage by 109.71 ft. in depth, irregular, on which is located a gasoline service station for which certificate of occupancy No. 52590-36 has been filed; that it is proposed to extend the existing legal gasoline station for a distance of 50 ft. northerly along Union street and to include the additional uses of minor auto repair shop, with hand tools only, and the parking and storing of motor vehicles, both of which uses will be accessory to the present gas station; and

WHEREAS, the applicant further states that on July 25, 1916 the premises were zoned for business use and a rezoning on July 20, 1950 changed the entire plot to retail use; that the Texas company purchased the plot known as lot No. 1 on August 26, 1919 and at that time it was being used legally as a gas station in a business use district; that lot No. 26, which has a frontage of 50 ft. on Union street and which is now located in a retail use district, was acquired on July 14, 1950; that this lot No. 26, which is adjacent to the present gas station, is to be considered the proposed extension in area; that present conditions consist of the aforementioned legal non-conforming use and certificate of occupancy No. Q-52590 was issued on December 27, 1936 for a complete reconstruction of the plot on B.N. permit No. 3140-36; that the certificate permits an office, tire and battery service, grease pits, auto laundry and gasoline station; that the reconstruction during 1936 included the demolition of the existing facilities which were erected in 1921 and 1922 under N.B. Applic. 2653-21; that curb cut permit No. Q-8885 which was issued August 28, 1936 permitted the enlargement of the three existing driveways and curb cuts; that one cut, located on the north side of Northern boulevard, permitted the increase from 26 ft. to 40 ft., one on the west side of Union street was increased from 30 ft. to 42 ft., and the other, on the west side of Union street, was enlarged from 25 ft. to 44 ft.; and

WHEREAS, the applicant contends that the present legal gas station was established prior to the restriction in business use districts and prior to the amendment to the old section 21, schools, etc., which was added to and became effective for gas stations on May 22, 1925; that while additional property for parking is included in this application, there will be no additional curb cuts or entrances and plan marked proposed conditions clearly shows that the two curb cuts now legally permitted under permit No. 8885 on Union street are being reduced in size; that the permit allows one 42 ft. cut, one 44 ft. cut and there exists a 12 ft. cut on the property on which the extension is requested along Union street, and it is proposed to reduce the two legal curb cuts of 42 and 44 ft. respectively to two cuts of 35 ft. each, with no cut being within the corner or interior lot line as extended; that N.B. Applic. 2653-21 was approved June 24, 1921 for an office for an oil selling station in a business use district with metes and bounds being 48 ft. 6¾ in. on Northern boulevard and 141 ft. 8¼ in. on Union street; that alt. application No. 2161-14 was approved September 20, 1914 for an alteration of present stable and garage; that fire department records, folder No. 21018.05 (old folder #16413.01) known as #137-89 Northern boulevard and 35-34 Union street, show that Alt. Applic. 1151-19 was approved January 7, 1952 with metes and bounds, being 140 ft. on Union street (Whitestone avenue) thence west 95 ft., thence south 30 ft., thence east 30 ft., thence south 105 ft. and east 45 ft.; that these dimensions are substantially the

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same as now shown on plan filed for lot No. 1; that fire department plan No. 431-21 was approved May 12, 1921 for gasoline pump and tank installation in a business use district consisting of six 550-gallon tanks with metes and bounds being 48.57 ft. on Northern boulevard and 141.71 ft. on Union street, with interior dimensions as well as street dimensions being the same as shown on present plan for lot No. 1; that the proposed 50 ft. extension is known as lot No. 26 and will be used solely for licensed parking; that the station has been in continuous operation since prior to August 26, 1919 and annual fire department permits have been obtained; that the neighborhood in this part of Flushing is heavily congested and there is a definite need for parking space; that it is felt that the reducing in size of the present curb cuts on Union street will be an improvement over existing conditions, and while section 21A now applies, the entrances and exits to the station existed prior to requirements of former section 21; that the 50 ft. lot on which the extension is requested will be partly fenced along Union street and entrance to or exit from will be through the gas station on which legal curb cut permits exist; that revised plans clearly show this condition; that no new entrance ramps or curb cuts are being sought in this application; and

WHEREAS, the applicant states that the present owner has held title to the property since August 26, 1919 for lot No. 1 and since July 14, 1950 for lot No. 26; that the assessed valuation of land is \$50,500 and of the buildings \$32,000, making a total of \$82,500; that the buildings were erected in 1919 and 1921 and reconstructed in 1936; and

WHEREAS, the Board deemed that section 21A of the Zoning Resolution does not apply as entrances to gasoline station are not to be increased and have existed for years, and are proposed to be reduced in width; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions i and f of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7i, to permit minor repairs with hand tools only for minor adjustments performed solely within the existing accessory building, and to permit the reduction in size of the curb cuts as shown on plans showing proposed conditions marked "Received December 19, 1952" (4 sheets) and "May 28, 1954" (2 sheets); and *granted* under section 7f for a term of five (5) years, to permit the parking of motor vehicles on lot 26, as proposed, which may be operated in conjunction with the existing gasoline service station, substantially as indicated on such plans, *on condition* that this portion of the premises shall be surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that entrance to such parking lot shall be by curb cuts to gasoline station on Union street; that on the interior lot lines as shown there shall be erected a woven wire fence of the chain link type with masonry base to a total height of not less than 5 ft. 6 in.; that the fence shall be returned along the building line of Union street for a distance of approximately 40 feet with substantial terminating post; that signs advertising the parking use, the rates charged and such other information as the commissioner of licenses may require may be attached to such fence, provided the sign does not extend beyond the building line, is not illuminated and does not exceed 25 sq. ft. in area; that the parking lot shall at all times be under the operation of the attendant of the existing gasoline station adjoining; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall require; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

711-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953 (decision of the borough superintendent), under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue; 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue, Block 11007, Lot 1, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Kleinert and Keating..... 2

Negative: Chairman Murdock and Deputy Chief Connors 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 18, 1954 after due notice by publication in the Bulletin; laid over to June 8, 1954, for inspection and decision without further argument; hearing closed. Applicant to file corrected area plan; then to June 15, 1954, for inspection and decision; hearing previously closed; then to June 22, 1954, for inspection and decision without further argument; hearing previously closed; then to July 7, 1954, for further consideration and decision; the premises have been inspected by a Committee of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Farmers boulevard is in a retail use, D area, class 1 height district; 114th road and Murdock avenue are in residence and retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 15, 1953 acting on N.B. Applic. 3524-53, reads:

"1. The proposed erection of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, parking and storage of motor vehicles on a lot in a retail district is contrary to Art. 2 Sec. 4-A of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 200.10 ft. frontage by 85.64 ft. in depth, irregular, presently vacant; that as of July 25, 1916 the premises were located in a business use district and a class 1 height district; that the present use designation became effective on January 21, 1947 and the present height designation became effective on June 30, 1953; that it is proposed to erect a modern gasoline service station consisting of twelve 550 gallon gasoline storage tanks and six dispensing pumps; that the proposed accessory building will have a frontage of 62 ft. and a depth of 31 ft., one story in height, of class 3 construction and contain the conjunctive uses of car washing, lubritorium, minor auto repairs, office and sales and storage; that a part of the open site will be reserved for the parking and storage of motor vehicles; that the proposed accessory building will be of colonial design with brick facades and a peaked roof and will be in harmony with the area as it has developed; that a 5 ft. 6 in. high woven wire fence will be erected on the easterly lot line and also partly along Murdock avenue and partly along 114th road in order to preserve the residential aspect of those streets; that a 10 ft. wide landscaped area will be maintained on the easterly lot line and will act as a buffer between the proposed use and the residential area to the east and will also afford permanent additional light and ventilation to adjoining property; that all openings in the rear wall of the accessory building will receive glass blocks so that no noise or odors can possibly emanate from the building; and

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WHEREAS, the applicant contends that Farmers boulevard and Murdock avenue are heavily travelled auto lanes; that Farmers boulevard is now sufficiently developed with stores for public requirements and the proposed gas station is the only feasible use for the premises at this time; that within the affected area and diagonally opposite in block 10431, lot No. 1 is now developed with a gas station; that the premises directly opposite the site in block 10397, lot No. 25 will be developed with a gas station under variance granted by the Board under Cal. No. 728-49-BZ, Vol. II; that therefore, with these non-conforming uses within the affected area, the site now in question cannot be developed with anything but a non-conforming use; that the land is high in assessed value and it is mandatory that the owner be permitted to develop the site as proposed so that he may receive an equitable return on his investment and also continue to pay city taxes; and

WHEREAS, the applicant states that the present owner has held title to the property since July 1946 and that the assessed valuation of land is \$16,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivisions f, h and i, of the zoning resolution; and

WHEREAS, the Board found that no additional gasoline stations were desirable or necessary at the general location and that development of the site for conforming use is feasible.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 3524-53, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

712-53-A

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953—filed pursuant to section 35, General City Law re premises located in bed of mapped street.

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue, 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn in view of action taken by the Board this day under Cal. No. 711-53-BZ.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

769-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Phyllis Bernstein, owner.

SUBJECT—Application October 26, 1953 (decision of the borough superintendent), under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, car wash, lubritorium, auto showroom, motor vehicle repairs, painting and spraying, wheel alignment, brake testing, accessory sales and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—102-25 Atlantic avenue and 93-10 to 93-16 104th street, northwest corner, Block 9310, Lot 19, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and R. S. Hardy.

For Opposition: Harry Nudelman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 11, 1954 after due notice by publication in the Bulletin; laid over to June 8, 1954, for inspection and decision without further argument; hearing closed; then to June 22, 1954, at request of applicant—applicant to advise Board more fully as to proposed tenant; then to June 29, 1954, for applicant to submit letter as to lessee, term of lease and rental; hearing previously closed; then to July 7, 1954, for full vote of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in retail and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated October 22, 1953 acting on N. B. Applic. 3550-53, reads:

"The occupancy and use of a gasoline service station, lubritorium, car washing, office and sales, auto showroom, servicing, motor vehicle repairing, minor auto repairs, welding, incidental painting and spraying, wheel alignment, brake testing, parts department and parking and storage of motor vehicles, in a plot located in a Retail District is contrary to Article II, Section 4-A, of the Zoning Resolution.

2. The arrangement and the location of the curb cuts on the 104th street side of the property, as indicated on the plan, would result in a business entrance or exit within Seventy Five (75) feet from a Residence Use District contrary to Article II, Section 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 250 ft. frontage by 80 ft. in depth, on which is located a two story frame dwelling 16 ft. by 20 ft., which it is proposed to remove; and

WHEREAS, the applicant further states that as of July 25, 1916 the entire premises was in an unrestricted use district and on February 13, 1951 that part of the premises within 100 ft. of 104th street was placed in a business district and the balance of the site in a retail district; that on July 7, 1953 the entire premises was rezoned to a retail use district; and

WHEREAS, the applicant states that it is proposed to erect a modern auto showroom with servicing and repairing of motor vehicles and a modern gasoline station consisting of ten 550-gallon gasoline storage tanks and eight dispensing pumps; that the auto showroom and serving building will contain facilities for the display of motor vehicles and service repairs, lubritorium, car wash, welding, incidental painting spraying, wheel alignment and brake testing of motor vehicles and office and sales space; that a part of the site will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the building is to be highly modern in design, of class 3 construction, having an irregular frontage of 185 ft. and a depth of 80 ft. and will do much towards improving the appearances of the site and the entire neighborhood; that Atlantic avenue and 104th street are main auto lanes leading across Queens and as such the proposal is entirely in keeping at this point; that Atlantic avenue, in the retail use district, is developed with many non-conforming uses as follows: block 9306, lot 66, gas station; block 9313, lot 59, gas station; block 9384, lot 1, gas station and motor vehicle repair shop; that the premises directly opposite, in block 9380, is in an unrestricted zone and is fully developed with unrestricted uses as follows:

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lot 1, gas station and garage; lot 5, truck parking and garage and lot 14, dairy building; that as shown, the three corners at the intersection of Atlantic avenue and 104th street are developed with unrestricted uses and it would be a hardship to develop the site with anything less than a use that would be in complete harmony with Atlantic avenue as it has developed in this area; that shopping in this vicinity is confined to Fulton street and stores are not desirable on Atlantic avenue at this point due to the 120 ft. width of Atlantic avenue and the highly busy truck and pleasure car use of said street; that the proposed auto showroom is a permissible use in the retail zone and the other proposed uses of servicing of cars and the gas station are conjunctive and in harmony; that the curb cuts as indicated on 104th street are required for efficient operation of the gas station as 104th street is also a very highly trafficked auto lane; that the present gas station directly across the street in block 9313, lot 59 also has curb cuts within 75 ft. of the residence zone; and

WHEREAS, the applicant states that the present owner has held title to the property since April 14, 1953; that the assessed valuation of land is \$11,400 and of the buildings \$1,400, making a total of \$12,800; and that the building was erected prior to 1925; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that a sales car agency conforming in all respects except accessory uses of sale of gasoline and repairing of cars dealt in, if properly maintained so as not to be objectionable at this location, should be permitted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision f, for a term of twenty-one (21) years to permit the premises to be occupied as a sales agency under lease to the L. B. Auto Sales Company, Inc., under such name or under a name of a subsidiary corporation owned by this concern, and substantially as indicated on plans filed with this application marked "Received October 26, 1953," 4 sheets, *on condition* that the premises shall be leveled substantially to the grade of abutting streets and shall be constructed and arranged substantially as indicated on such plans with accessory selling of gasoline; that the gasoline pumps shall be of an approved low type and may be located where shown, except they shall be 15 ft. back from the building line; that there shall be no cellar under the accessory building; that otherwise the accessory building shall comply with the requirements of the Building Code and shall be arranged for servicing cars dealt in by the agency; that there shall be no window openings to the north or west in such accessory building; that the curb cuts shall be restricted to two curb cuts to 104th street not over 25 ft. in width each and four curb cuts to Atlantic avenue not over 30 ft. in width each with no portion of any curb cut nearer than 5 ft. to a lot line as prolonged; that the balance of the premises where not occupied by accessory buildings and pumps shall be paved with concrete or asphaltic pavement; that the number of gasoline storage tanks shall not exceed ten (10) 550 gallon tanks; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs, ground signs and temporary signs but permitting the erection within the building line of a two leaf right angle sign erected on a post standard and extending for a distance of not over 4 ft. across the building line and for advertising only the brand of gasoline on sale; that the sidewalks and curbing around the premises shall be reconstructed or restored to the satisfaction of the Borough President; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that under Section 7, Subdivision i, there may be repairing within the building for servicing the cars dealt in by the agency and permitting

such tools as are normally permitted within a service building, including welding and incidental painting and spraying, wheel alignment and brake testing; that the accessory building shall be faced with face brick with cast stone coping; that under Section 7A, the curb cuts may be arranged as hereinbefore permitted; that under Section 7, Subdivision f, there also may be parking and storage of motor vehicles being serviced and dealt in by the agency; that along the northerly lot line where wall of accessory building does not occur there shall be erected a masonry wall of the same face brick as the accessory building extending from such accessory building to the street line of 104th street to a total height of not less than 5 ft. 6 in. except such wall may be reduced to a height of 4 ft. 6 in. within 10 ft. of the building line; that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

944-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Charles J. Bensley, owner.

SUBJECT—Application December 21, 1953 (decision of the borough superintendent), under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district the demolition of existing buildings and the reconstruction of existing gasoline service station to include lubritorium, car washing, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2400-2410 East Tremont avenue and 1780-1790 Castle Hill avenue, southeast corner, Block 3998, Lot 18, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 22, 1954 after due notice by publication in the Bulletin; laid over to July 7, 1954, for inspection and decision without further argument; applicant to file drawing; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East Tremont avenue are in a retail use, D area, class 1 height district; Castle Hill avenue is in residence and retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated November 24, 1953 acting on N.B. Applic. 831-53, reads:

"1. The proposed reconstruction of an existing gasoline service station, office for gasoline service station, three (3) grease pits, auto accessory store and office, parking of more than five (5) motor vehicles, non-storage garage for more than five (5) motor vehicles to a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, parking and storage of motor vehicles on a plot located in a retail district is contrary to Art. II Sect. 4-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 105.81 ft. frontage by 96.52 ft. in depth, irregular, and presently developed with a gas station consisting of six 550 gallon gas tanks, four gas pumps, 3 open grease pits, one outside lift, a one story office of class 3 construction, having a frontage of 25 ft. and a depth of 20 ft., and a one story, non-storage garage of class V construction, having a frontage of 40 ft. and a depth of 20 ft.; that the open area

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along the southerly part of the lot is being used for parking and storage of motor vehicles; that the legality of the gas station with a frontage of 105.81 ft. and a depth of 96.52 ft. was established under a peremptory mandamus order of the Supreme Court dated April 18, 1932; that subsequently, under Alt. Applic. 471-53, certificate of occupancy No. 13224 was issued November 10, 1953; that the two curb cuts on Castle Hill avenue were installed under permit No. 7220 issued March 16, 1928; that the three curb cuts on East Tremont avenue were installed under permit No. 3773 issued on November 5, 1924; and

WHEREAS, the applicant further states that it is proposed to remove all of the present buildings, open pits and lift on the site and erect a new modern accessory building having a frontage of 44 ft., a depth of 42 ft., one story in height, of class 3 construction, and containing the conjunctive uses of office, car wash (non-automatic), lubritorium and minor auto repairs; that it is further proposed to maintain the six present 550 gallon gasoline storage tanks and install four new 550 gallon gas tanks; that the four present gasoline pumps only 6 ft. back of the East Tremont avenue building line are to be replaced with four new pumps 10 ft. back of said building line and two new gas pumps are to be installed 12 ft. back of the Castle Hill building line; that part of the site will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the present gas station, office, grease pits and parking of more than five motor vehicles is a legal use, so that the only additional uses requested is car washing and minor auto repairs, which are conjunctive uses to a gasoline service station; that inasmuch as the present gas station has been in continuous operation since prior to 1925, it has proven its need to the community, and its rehabilitation will enable the station to render a modern and more efficient service; that East Tremont avenue and Castle Hill avenue are main auto lanes leading across the Bronx and as such the station is in keeping at this point; that the removal of the present open grease pits and old buildings and their replacement by a new building wherein all services previously performed in the open will now be performed under cover, will be of distinct advantage to the public and improve the appearance of the community; that the parking and storage of motor vehicles on the site will help alleviate the parking problem in this area; that the relocating of the pumps to 10 ft. back of the building lines will result in greater safety to the public and the rearrangement of and reduction in size of the curb cuts will also afford the public greater safety; that the proposed rehabilitation will be in complete harmony with the affected area; and

WHEREAS, the applicant states that the present owner has held title to the property since December 18, 1952; that the assessed valuation of land is \$45,000 and of the buildings \$5,000, making a total of \$50,000; that the building was erected prior to 1925; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Committee has considered the possible effect of Section 21A of the zoning resolution as it has been amended and finds on inspection that there is no interference with such section and recommends that the application should be granted on condition; and

WHEREAS, the extension of the area to the existing size was approved by the court in reviewing the adverse decision of the Board under Cal. No. 105-29-A; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7, Subdivision c, to permit the proposed reconstruction of the lawfully existing gasoline service station, substantially as proposed and as indicated on plans filed with this application marked "Received December 21, 1953," 4 sheets, and "July 1, 1954," 1

sheet, on condition that all existing buildings and uses on the premises shall be removed; that the premises shall be reconstructed and rearranged substantially as indicated on plans above cited; that the accessory building shall be faced with face brick; that there shall be no cellar under the accessory building and otherwise the building shall comply with the requirements of the Building Code; that there shall be erected on the lot lines to the east and south a woven wire fence of the chain link type where walls of adjoining buildings do not occur; that such fence shall be not less than 5 ft. 6 in. in height, including the masonry base; that the existing curb cuts to Castle Hill avenue shall be maintained and may be increased so that each is 30 ft. in width; that existing curb cuts to East Tremont avenue may be similarly increased to a width of not over 35 ft. each in width; that no portion of any curb cuts shall be nearer than 5 ft. to a lot line as prolonged; that within the intersection there shall be constructed and maintained a block of concrete not less than 12 in. in height and extending for a distance of 5 ft. along either building line; that the pumps shall be of an approved low type and shall be erected not nearer than 15 ft. to the street building line; that the number of gasoline storage tanks shall not exceed ten (10) 550-gallon tanks; that the balance of the premises where not occupied by accessory building or pumps shall be paved with concrete or asphaltic pavement; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line at the intersection of East Tremont avenue and Castle Hill avenue of one post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft; that under Section 7, Subdivision i, there may be minor repairing for adjustments with hand tools only, maintained solely within the accessory building; that under Section 7, Subdivision c, there may also be parking and storage of motor vehicles awaiting service and for general parking but not to interfere with the dispensing of gasoline at the pumps; that in the car washing part the skylights shown shall be omitted unless such skylights are removed at least 20 ft. from the wall of the adjoining multiple dwelling to the east; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

6-54-BZ

APPLICANT—Samuel Carr, for Lefsil Realty Co., owner.

SUBJECT—Application January 7, 1954 (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a business building (manufacturing, storage, showroom and office), using more than the area permitted.

PREMISES AFFECTED—52-19 58th street, northeast corner of 52nd road, Block 2347, Lot 45, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: S. Carr.

For Opposition: Charles Stoczek, Roberto Lattanzio and Germanio De Monte.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 25, 1954 after due notice by publication in the

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Bulletin; laid over to June 15, 1954, for inspection and decision without further argument; hearing closed; then to June 22, 1954, for inspection and decision without further argument; hearing closed; then to June 29, 1954, for applicant to file letter as to proposed tenants and the proposed type of occupancy; no further argument; then to July 7, 1954, for applicant to submit plan showing portion of premises proposed for manufacturing use; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 58th street, 52nd avenue and 52nd road are in residence and business use, C area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 30, 1953 acting on N.B. Applic. 4952-53, reads:

"1. The use of the premises for commercial building, manufacturing, warehouse, storage in a Business & Residence zone extending into the Residence portion is contrary to Art. II Sec. 3 Zoning Resolution.

2. The area occupied by the structure is contrary to Art. IV Sec. 13 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft., 312.83 ft. and 40 ft. frontage by 200 ft. and 312.83 ft. in depth, presently vacant; that it is proposed to erect a building covering entire plot with exception of a rear yard of 10 ft. parallel to 58th place; and

WHEREAS, the applicant contends that within a 500 ft. radius of the subject site, in block 2361 there is a one story brick garage extending into the residence area and a four story brick incinerator lying wholly in residence area, both of which are non-conforming uses; that all dwellings within a radius of 500 ft. were erected before 1930; that in 1926 part of this area was changed from unrestricted to residence and that no new residential structure has been erected in this rezoned area since 1930; that this is a stagnant area where no new construction for residential use has been done for the last 24 years; that there is a large cemetery adjacent; that in the foreseeable future, no such residence construction will be done on account of contiguous type of existing buildings and incongruous and unclassified nature of present improvements; that this evidently is a clear case of improper present zoning classification; that to deny improvement of this site will retard and prevent direct benefit to the immediate neighborhood; that to insist on residential development means most unprofitable use of this land; that the high rent necessary for a profitable project is not warranted in this neighborhood and residence construction is discouraged by sound-minded realtors; that also in block 2361 there is a large one-story brick garage belonging to and for New York city sanitation department trucks; that the proposed area of the contemplated one-story building is 36,900 sq. ft. and the allowable area is 28,850 sq. ft., or about 28% in excess; that this building faces four public streets about 75% of its entire perimeter; that in the residential area at rear of plot, a 10 ft. deep yard is provided; that the building will not obstruct light or ventilation for any future contiguous construction; that to leave a greater open space will not improve this area and will be asking of the owner more than is required of any other land owner in this neighborhood, since the 10 ft. yard requirement is being observed; and

WHEREAS, the applicant states that from 1916 to February 5, 1926, this plot was zoned unrestricted; that from 1926 to February 7, 1929 zoning was changed to residence and from 1929 to date, for 100 ft. deep along 58th street, there was a change to business; and

WHEREAS, the applicant states that the present owner has held title to the property since November 13, 1953 and that the assessed valuation of land is \$9,000; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the applicant has filed drawings showing the proposed arrangement of the building, placing the more objectionable type of manufacturing in the business portion

or adjacent thereto, and indicating that along 58th place and 52nd avenue the premises will be used mainly for office work and storage with all the shipping of incoming and outgoing materials through openings at 58th street; and the Committee recommends that the application should be granted under conditions designed to protect the adjacent residential area; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c, of the Zoning Resolution as to use and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7, Subdivision c, and Section 21 of the zoning resolution as to objections 1 and 2, for a term of twenty (20) years, to permit the extension of the building as proposed and shown into the more restricted area and as indicated on plans filed with this application marked "Received January 7, 1954," 4 sheets, and "July 2, 1954," 3 sheets, on condition that in all other respects the building shall comply with the requirement of the Building Code; that there shall be a yard not less than 10 ft. in width along that portion of the plot as shown to the west; that the arrangement of the building for the uses permitted shall be in accordance with the revised plan above marked "Received July 2, 1954;" that this building shall not exceed one story in height and shall be of fireproof construction; that openings in the curb for delivery and receipt of materials shall be solely from 58th street and a curb cut may be permitted therein for a width of 25 ft.; that such fire fighting equipment shall be maintained as the fire commissioner shall direct; that there shall be no cellar under the building except for a small portion as may be required for heating equipment; that signs shall be restricted to signs attached to the building within the business use district, excluding all roof signs and all temporary signs; that the sidewalks abutting the premises shall be constructed or repaired on all sides to the satisfaction of the Borough President; that this resolution is designed to permit the use of the premises by the Custom Made Paper Bag Company, Inc., now at 3302 Skillman avenue, Long Island City; that in the event that the lease is not consummated with this company, this application shall be referred to the Board for further consideration as to tenancy; that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

68-54-BZ

APPLICANT—Julius Bleich, for Gean and Orlando Patti, owners.

SUBJECT—Application February 1, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the change in occupancy from one family dwelling and one car garage to two family dwelling and one car garage, without the required side yards, and with porch nearer to street line than is permitted.

PREMISES AFFECTED—1518 Bantam avenue, south side, 191.26 ft. east of Eastchester road, Block 4534, Lot 103, Borough of The Bronx.

APPEARANCES—

For Applicant: Julius Bleich and Orlando Patti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 22, 1954 after due notice by publication in the Bulletin; laid over to July 7, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Bantam avenue and Eastchester road are in a residence use, E-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated January 21, 1954 acting on amendment to Alt. Applic. 119-53 and superseded by amendment to Alt. Applic. 119-53, dated May 24, 1954, reads:

"#2 (repeated)—A two-family dwelling in an E-1 district requires side yards totaling 15' minimum as per Sect. 15-A of the Zoning Resolution; and

#3 The location of the proposed terrace being less than 15 feet from the street line is contrary to Sect. 15-A (c) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 30.06 ft. frontage by 139.96 ft. in depth, irregular, on which is located a building 22 ft. front by 48 ft. in depth, three stories, 32 ft. in height, of class 3 construction, used as a one family dwelling and a one car garage, for which certificate of occupancy No. 277-33 has been filed; that it is proposed to add a floor in expansion attic for another family; and

WHEREAS, the applicant further states that it is proposed to convert the existing one family, class 3 brick dwelling, to a two family dwelling, by making the necessary interior changes as shown on plans filed with this application, and also to erect new concrete porch, which will be open at bottom and top with ornamental iron railing; and

WHEREAS, the applicant states that the present owner has held title to the property since December 23, 1952; that the assessed valuation of land is \$1,500 and of the buildings \$6,000, making a total of \$7,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the plans propose use of the existing residence building for two families and show three kitchens, and with insufficient side yards; and

WHEREAS, the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning variance and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 119-53, Objections 2 and 3, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

228-54-BZ

APPLICANT—Michael L. Radoslovich, for Board of Education, City of New York, owner.

SUBJECT—Application April 1, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of an extension to existing public school, without the required setback from street line.

PREMISES AFFECTED—251-11 Weller avenue, northeast corner of 253rd street, Block 13578, Lot 1, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: John J. Saunders.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleincert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 7, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Weller avenue and 253rd street are in a residence use, E-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 2, 1954 acting on Alt. Applic. 87-54, reads:

"1. Proposed extension encroaches within the required setback in an E-1 area district and is contrary to Sec. 15-A of Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 195 ft. frontage by 390 ft. in depth, on which is located a public school 178 ft. 8 in. front by 90 ft. 2 in. and 182 ft. 2 in. in depth, irregular, 3 stories, 49 ft. 10 in. in height, of class 1 construction; that it is proposed to erect an extension on the Caney Lane frontage, 59 ft. 8 in. by 88 ft. 11 in., 3 stories in height, of class 1 construction, to be used for ten additional classrooms; and

WHEREAS, the applicant contends that the present school was erected in 1932, which at that time was a D area district, and the face of the building was set back 8 ft. 4 in. from the street line on Caney lane; that on June 30, 1952, this was changed to an E-1 area district; that it would be impractical to set back the face of the new addition 15 ft. to comply with the E-1 area district zoning, as the corridors of the new building must line up with the corridors of the existing building for the proper circulation of class changes and fire drills and administration of the school; that the steel framing carrying the corridor partitions in the new addition are designed to connect to existing columns and allowance was made for this future addition; that if a 15 ft. setback should be required, it would mean a loss of several classrooms and also ground area which could not be put to any practical use; that this condition occurs only on Caney lane; that when this addition is completed it will provide ten additional classrooms which are urgently needed in this area; that the architectural appearance of the building as a unit can be obtained only if permitted to build out to the same face as the existing building; and

WHEREAS, the applicant states that the present owner has held title to the property since October 18, 1929; that the assessed valuation of land is \$25,000 and of the buildings \$261,000, making a total of \$286,000; that the building was erected 1932; and

WHEREAS, the Board found that there is a practical difficulty as to planning the proposed addition in complying with the strict letter of the law as to yards; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 to permit the extension as proposed, less than the required distance from the street, as indicated on plans filed with this application, marked "Received April 1, 1954" (8 sheets), *on condition* that the distance back from the street line shall be the same as from the main building, as shown; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

Adjourned: 3:05 P. M.

JOSEPH J. DOYLE, Chief Clerk.

MINUTES

REGULAR MEETING

TUESDAY AFTERNOON, JULY 7, 1954, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

102-33-SA—Vol. II

APPLICANT—Mt. Hawley Manufacturing Co., owner.
SUBJECT—Application reopened March 17, 1953 as Vol. II—re Williams-Oil-O-Matic Oil Burner Model G8, (previously approved re Everedy, M. W. Emancipator, Homart).

APPEARANCES—

For Applicant: Stephen J. Dowling.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 102-33-SA Vol. II

Subject: Amendment to resolution as to additional trade name.

Mt. Hawley Mfg. Company, Peoria, Illinois requested by letter dated February 26, 1953 that the resolution adopted July 14, 1933 and amended at various times through November 5, 1947 under Cal. No. 102-33-SA Vol. I be amended so as to permit the Everedy Oil Burner to be marketed by the Eureka Williams Corp. under the trade name of Eureka Williams Model HP-18. The application was reopened, as Cal. No. 102-33-SA Vol. II, by a vote of the Board March 17, 1953.

Recommendation

The Committee on Test recommends that the resolution adopted July 14, 1933 and amended at various times through November 5, 1947 under Cal. No. 102-33-SA Vol. I so that the Everedy Oil Burner may be marketed under the following trade names (including those previously approved by the Board under Cal. No. 102-33-SA Vol. I).

Mt. Hawley Mfg. Company under the trade name of Everedy Oil Burner; Sears Roebuck and Co. under the trade name of Homart Oil Burner Model 858,181; Motor Wheel Corp. under the trade name of M. W. Emancipator; Morrison Steel Products Inc., under the trade name of Mor-Sun; Buckley and Scott Inc. under the trade name Buckley Scott Oil Burner, Hasko Utilities Co. under the trade name of Hasko Oil Burner and Eureka Williams Corp. under the trade name of Williams-Oil-O-Matic Model HP-18 on condition that the requirements of the resolutions adopted July 14, 1933 and amended through November 5, 1947, under Cal. No. 102-33-SA Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of July 14, 1933 through November 5, 1947 in accordance with the above report.

160-49-SM—Vol. II

APPLICANT—Flexible Connector Co., of America, owner.
SUBJECT—Application reopened May 18, 1950—re Long-Flex Gas Stove Connector.

APPEARANCES—

For Applicant: Earl Longfellow.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 160-49-SM Vol. II

Subject: Amendment to resolution as to modification in the end connector.

Flexible Connector Company of America requested by letter dated April 23, 1954 that the resolution adopted June 7, 1949 under Cal. No. 160-49-SM and amended January 20, 1953 be amended as to modification in the end connector of the connector. The application was reopened by a vote of the Board May 18, 1950.

Description

The modifications requested consist of a recess cone in order to take flex hose for welding; the adapter is now made of steel with a minimum of .0003" cadmium plate and iridyte dip; a revision of the adapter length as to tolerance; a revision as to the tolerance of the hex nut; the one end of the fitting is now a male fitting and the final revision is a change in the adapter seat to an elliptical surface.

Inspection and Test

Sample of the revised connector was inspected at the office of the Board by Asst. Engr. J. A. Darts and details were found to be in compliance with the detail drawings marked Received April 26, 1954. The revisions and modifications have been approved by the American Gas Association.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends that the resolution adopted June 7, 1949 and January 20, 1953 under Cal. No. 160-49-SM Vol. I be amended to include the revisions and modifications as herein described on condition that the requirement of the resolution adopted June 7, 1949 under Cal. No. 160-49-SM Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of June 7, 1949 and January 20, 1953 in accordance with the above report.

138-50-SM

APPLICANT—Athol Manufacturing Company, owner-manufacturer.

SUBJECT—Terson 659 (flame resistant covering for folding doors) approval of.

APPEARANCES—

For Applicant: Howard I. Earl.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

MINUTES

REPORT OF COMMITTEE ON TEST

Re: Cal. 138-50-SM

Subject: Terson 659 (Flame resistant covering for folding doors) approval of.

Athol Manufacturing Company, Athol, Mass. filed February 10, 1950 an application with the Board of Standards and Appeals for approval of Terson 659 under the provisions of C26-191.0 and C26-721.o.b. Administrative Building Code and the Flame Proofing Rules of the Board.

Purpose

The material is a flame proof fabric.

Description

The material is a plastic coated fabric in which both the plastic compound and the cotton fabric itself have been flame proofed.

The cotton fabric is known as 1.85 drill and the plastic is a vinyl plastic.

The cotton is flame proofed by Monsanto Chemical Regard 'A' (Approved by the Board under Cal. No. 1089-47-SM on December 21, 1948) and the plastic coating with the chemical known as Tri Cresyl Phosphate.

Inspection and Test

The material was flame tested in accordance with the Flame Proofing Rules of the Board at the Better Fabrics Testing Bureau in the presence of Asst. Engr. J. A. Darts Committee on Test; H. J. Earl representing the applicant and W. H. Masterson of the Laboratory.

There was no flashing, flaming, or glow in any of the samples tested. The complete report is on file with and is part of the record.

Recommendation

On the basis of the test and the data submitted by the applicant, the Committee on Test concludes that Terson 659 possesses inherent flame proof properties and accordingly recommends the approval of this material.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in any laboratory approved by him, in accordance with the Flame Proofing Rules of the Board.

The Committee further recommends that each container or wrapper in which this material is marketed shall be labeled or marked, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 138-50-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

359-50-SA

APPLICANT—Altorfer Bros. Company, owner-manufacturer.

SUBJECT—ABC-O-Matic Home Laundry Automatic Washer, Model 50, amendment of resolution.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 359-50-SA

Subject: Amendment of resolution to include additional models of automatic washers.

Altorfer Bros. Company, Illinois requested by letter dated March 8, 1954 that the resolution adopted July 18, 1950 under Cal. No. 359-50-SA be amended to include the ABC-O-Matic Home Laundry Automatic Washer, Models 53 and 60. The application was reopened by a vote of the Board April 20, 1954.

Description

The Board approved July 18, 1950 under Cal. No. 359-50-SA, the ABC-O-Matic Home Laundry Automatic Washer Model 50.

The Model 53 is basically the same as the approved Model 50, differing only in exterior design, that is, moving the controls from the front of the machine to a back panel. In all other respects, there has been no change.

The Model 60 is basically the same as the approved Model 50 except that it is not equipped with a water control switch because of a simpler type of in-take valve. In all other respects there has been no change.

Recommendation

The Committee on Test recommends that the resolution adopted July 18, 1950 under Cal. No. 359-50-SA be amended to include the ABC-O-Matic Home Laundry Automatic Washer Models 53 and 60 on condition that the requirements of the resolution adopted July 18, 1950 under Cal. No. 359-50-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of July 18, 1950 in accordance with the above report.

360-50-SA

APPLICANT—Automatic Burner Corporation, owner-manufacturer.

SUBJECT—ABC Oil Burner, Model 55, to be also marketed as Burnham Oil, Model 55, Homer Oil Burner, Model 55; Comfortzone Oil Burner, Model 55; Norge-Heat Oil Burner, Model FOB-55; Radiation Oil Burner, Model 55; Richmond Oil Burner, Models P10A, P11A and P12A; Rybolt Oil Burner Model 55 Certified Oil Burner, Model 55; Solar Flame Oil Burner, Model 55; Weil-McLain Oil Burner, Model 55; Cities Service Oil Burner, Model CS 55; Kleen-Heat Oil Burner, Model 80 and Fitzgibbons Oil Burner, re-amendment of the resolution.

APPEARANCES—

For Applicant: John O. Albeck and Leslie B. Veader.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 360-50-SA

Subject: Amendment of resolution as to additional trade name.

MINUTES

Automatic Burner Corp. Chicago, Illinois requested by letter dated April 1, 1954 that the resolution adopted October 17, 1950 under Cal. No. 360-50-SA be amended so as to permit the ABC Oil Burner Model 55A to be marketed by the Crane Co. Chicago under the trade name of Crane Line Oil Burner Models 4606; 4608; 4869; 4870 and 4871. The application was reopened by a vote of the Board April 27, 1954.

Recommendation

The Committee on Test recommends that the resolution adopted October 17, 1950 under Cal. No. 360-50-SA be amended so as to permit the approved ABC Oil Burner Model 55A to be marketed by the Crane Company, Chicago, Illinois under the trade name of Crane Line Oil Burner, Models 4606; 4608; 4869; 4870 and 4871 on condition that the requirements of the resolution adopted October 17, 1950 under Cal. No. 360-50-SA are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 17, 1950, in accordance with the above report.

681-51-SA

APPLICANT—Detrex Corporation, owner.
SUBJECT—Detrex Drycleaner Process, Model 526, amendment of resolution.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 681-51-SA

Subject: Reopening and amendment as to establishing dry load capacity.

Detrex Corp. Detroit, requested by letter dated May 28, 1954 that the resolution adopted July 1, 1952 under Cal. No. 681-51-SA be amended so as to establish the dry load capacity of the Detrex Drycleaning Process Model 526.

Purpose

The appliance is a dry cleaning unit using perchlorethylene as the cleaning fluid

Description

In view of the action of the Board November 24, 1953 under Cal. No. 838-53-GR the dry load capacity shall be figured on the basis of 2.8 lbs. per cu. ft. of washer.

The size of the washer is 30" diameter by $17\frac{5}{8}$ " deep=7.2 cu. ft.

$7.2 \text{ cu. ft.} \times 2.8 = 20 \text{ lbs. of dry wash.}$

Recommendation

The Committee on Test recommends that the resolution adopted July 1, 1952 under Cal. No. 681-51-SA be amended so as to establish a capacity of 20 lbs. of dry wash on con-

dition that the requirements of the resolution adopted July 1, 1952 under Cal. No. 681-51-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 1, 1952 in accordance with the above report.

333-53-SM

APPLICANT—Morris Dorf, for Triumph Metal Products Inc., and Acme and Dorf Metal Door Corp., owners.

SUBJECT—Application April 15, 1953—re Tride One and One-half hour Hollow Metal Flush Type Fire Door, approval of.

APPEARANCES—

For Applicant: Morris Dorf.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connors 3
Not voting: Commissioner Keating 1
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 333-53-SM

Subject: Tride One and One Half hour Hollow Metal Flush Type Fire Door, approval of.

Morris Dorf for Triumph Metal Products Inc. and Acme and Dorf Metal Door Corp., New York, filed April 15, 1953, an application with the Board of Standards and Appeals for approval of the Tride One and One half hour hollow metal flush type fire door under the provisions of C26-662.0; C26-663.0 and C26-665.0 Administrative Building Code.

Purpose

The material is a one and one half hour fire resistive door.

Description

The description covers a pair of swinging hollow metal doors of the flush types hung on full mortise hinges; equipped with a single point lock in the active door.

The doors were constructed by the Acme and Dorf Metal Door Corp. and the Triumph Metal Products Inc. and were constructed identically the same as the gauge of metal, gauge location, size and shape of stiffener channels and also as to insulation; the only difference being that one door was provided with a single point latch and the other door being provided with a strike plate for the single point latch and strike plate for the single point latch and mortised throw bolts.

The doors are 3'-6" x 7'-0" x 0'-1 $\frac{3}{4}$ " and are constructed of two No. 18 gauge steel sheets lap jointed at the edges and arc welded on 8-inch centers. The sides, top and bottom sections of the door are No. 16 gauge channels.

Both panels are reinforced with No. 20 gauge stiffener channels; five on one face of the door; three being 4 $\frac{1}{2}$ " overall width by 37/64" deep and two being overall width by 13/16" deep and five on the other face, three being 4 $\frac{1}{2}$ " overall width by 37/64" deep and two being 4" overall width by 13/16" deep; the two deeper channels are separated by 1/32" asbestos. The doors are insulated with air cell asbestos.

MINUTES

Inspection and Test

The two doors were tested at the Underwriters Laboratory, Chicago Illinois, in the presence of Asst. Engr. J. A. Darts Committee on Test and M. Dorf and J. J. Whyte representing the applicant.

As both doors were made identically it was decided to place the thermocouples, on one door, directly over the stiffener channels and on the other door to place the thermocouples between the channel stiffeners. As C26-581.0.b. Administrative Building Code states, "It shall be unlawful to use points located opposite on top of beams, girders, pilasters, on other structural members." It was decided that the temperature recorded on the door with the thermocouples located between the stiffener channels should be the limiting temperature and the thermocouples placed over the stiffener channels should be used only for comparative purposes.

Results of the test were as follows:

Initial Temperature—66°F

Limiting Temperature—650° ± 66° = 716°F.

Door (a) with thermocouples placed between channels—699°F which is 17°F below the limiting temperature.

Door (b) with thermocouples placed over channels—886°F which is 170°F above the limiting temperature. The complete Underwriters report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Tride One and One Half hour Hollow Metal Flush Type Fire Door when constructed as herein described for use in New York City under the provisions of C26-662.0; C26-663.0 and C26-665.0 Administrative Bldg. Code on condition that each door bears a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 333-53-SM" and further that the requirements of the Rules for Inspection of Operating Protective Assemblies be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

386-53-SA

APPLICANT—Detrex Corp., owner.

SUBJECT—Detrex Dry Cleaner Process, Model 421, amendment of resolution.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 386-53-SA

Subject: Reopening and amendment as to establishing dry load capacity.

Detrex Corp. Detroit, Michigan, requested by letter dated May 28, 1954 that the resolution adopted March 23, 1954 under Cal. No. 386-53-SA be amended so as to establish the dry load capacity of the Detrex Dry Cleaner Process Model 421.

Purpose

The appliance is a dry cleaning unit using perchlorethylene as the cleaning.

Description

In view of the action of the Board November 24, 1953 under Cal. No. 838-53-GR the dry load capacity shall be figured on the bases of 2.8 lbs. per cu. ft. of washer.

The size of the washer is 30" diameter by 13" deep = 5.31 cu. ft.

5.31 cu. ft. x 2.8 = 15 lbs. of dry wash.

Recommendation

The Committee on Test recommends that the resolution adopted March 23, 1954 under Cal. No. 386-53-SA be amended so as to establish a capacity of 15 lbs. of dry wash on condition that in all other respects the requirements of the resolution adopted March 23, 1954 under Cal. No. 386-53-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 23, 1954 in accordance with the above report.

707-53-SA

APPLICANT—Airtemp Division of Chrysler Corp., owner.

SUBJECT—Application September 28, 1953—Chrysler Airtemp Oil Fired Winter Air Conditions, Models 5267, 5280, 5210, 5110, 5180, 5112, A-118 and A-108, approval of.

APPEARANCES—

For Applicant: Ernest C. Beutler.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 707-53-SA

Subject: Chrysler Airtemp Oil Fired Winter Air Conditioners, Models 5267, 5280, 5210, 5212, 5110, 5180, 5112, A-118 and A-108, approval of.

Airtemp Division Chrysler Corporation, owner-manufacturer filed September 28, 1953 an application with the Board of Standards and Appeals for approval of the Chrysler Airtemp Oil Fired Winter Air Conditioner under the provisions of C19-57 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

Oil Fired Mechanical draft Warm Air Domestic heating furnaces.

Description

The models 5267-5280-5210-5212—are new vertical type oil fired winter air conditioners and models 5180-5110-5112-A-118-A-108 are horizontal type, manufactured by the Airtemp Division of the Chrysler Corporation, Dayton, Ohio. Each unit consists of a furnace equipped with an automatically operated mechanical draft oil burner, heat exchanger, safety

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combustion control, fan and limit switch, motor driven blower, air filter, internal wiring, 27% chromium stainless steel combustion chamber. These units come entirely assembled.

The exterior casing is made of 16 gauge steel with all surfaces bonderized to provide rust resistant finish. The insulation consists of glass fiber faced with aluminum foil to reflect heat and assure low cabinet temperature.

The heat exchanger is constructed of heavy gauge steel welded gas tight and pressure tested against leaks. The sides of this heat exchanger are corrugated to obtain the greatest amount of heating surface and prevent expansion noise.

The blower assembly consists of a dynamically balanced centrifugal multiple blade type and may be drawn forward for adjustments.

The blower motor is rubber mounted and designed for continuous operation. It has automatic overload protection built in. Airtemp controls furnished with each unit consists of room thermostat, fan and limit switch and primary control.

Inspection and Test

A model of this burner was inspected and tested at 243 Brooklyn Avenue, Brooklyn and found to operate as designed with no flare backs or undue carbon deposits. The CO₂ content of the flue gases was 11%. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and E. C. Bentler representing the applicant. The Burner has been approved by the Underwriters Laboratories Misc. Petroleum 1776 Application #49C4970 and 49C3372.

Recommendation

On the basis of the inspection and test and the data filed by the applicant the Committee on Test recommends the approval of Chrysler Airtemp Oil Fired Winter Air Conditioner (heaters) Models, 5267, 5280, 5210, 5212, 5110, 5180, 5112, A-118 and A-108 for use in New York City with fuel oil not heavier than #2 U. S. Dept. of Commerce Standards when installed and operated with this report and the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals on condition that each must have a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City Under Cal. 707-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

127-50-SA—Vol. II

APPLICANT—Vapor Heating Corp., owner-manufacturer.
SUBJECT—Application reopened April 28, 1953—re Parka Parking Lot Heater, Model AKV-4334.

APPEARANCES—

For Applicant: H. J. Schickedanz.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 127-50-SA—Vol. II

Subject: Amendment to resolution as to additional models

Vapor Heating Corp. New York requested by filing an application dated March 31, 1953 that the resolution adopted June 20, 1950 be amended so as to include additional model of Vapor Clarkson Coil Type Hot Water Heater. The application was reopened April 28, 1953 under Cal. No. 127-50-SA Vol. II.

Purpose

A hot water heater for use in open air parking lots as a winter protection for coaches.

Description

The Board approved, June 20, 1950 under Cal. No. 127-50-SA Vol. I, the Vapor Clarkson Coil Type Hot Water Heater, Model AK-1-4034-7. The requested model AKV-4334 is similar in all respects to the model AK-1-4034-7 differing only as to exterior styling and the arrangement of controls.

Recommendation

The Committee on Test recommends that the resolution adopted June 20, 1950 under Cal. No. 127-50-SA Vol. I be amended to include the Vapor Clarkson Coil Type Hot Water Heater, Model AKV-4334 on condition that the requirements of the resolution adopted June 20, 1950 under Cal. No. 127-50-SA Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 20, 1950 in accordance with the above report.

645-48-A—Vol. II

APPLICANT—M. Martin Elkind, for William A. Bangert, owner.

SUBJECT—Application reopened February 9, 1954 as Vol. II—re appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-17 Jamaica avenue, north side, 150 ft. east of 153rd street and 153-18 90th road (2nd and 3rd floors); Block 9754, Lot 53, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3
Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated December 23, 1953, acting on amendment as to Alt. Applic. 2940/50, reads:

"1. Proposed use of second and third floors as dance studios is contrary to B.S.A. Cal. 645-48-A and should be referred to the Board for further action."

and

WHEREAS, the applicant states that the building is 3 stories, 34 ft. in height; 25 ft. front by 125 ft. 3 in. in depth, of class 4 construction; erected 1925; located on a lot 25 ft. front by 129 ft. in depth, in a business use, C area, class 1½ height district, and used and occupied since 1950 as follows: cellar, storage and boiler; 1st floor, store, 5 persons; 2nd floor, office, 10 persons; 3rd floor, office and studio, 10 persons; for which no certificate of occupancy has been issued; that it is now proposed to use and occupy the building as

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follows: cellar, storage and boiler room, no persons; 1st floor, store, 5 persons; 2nd floor, office and dance instruction studio, 15 persons; 3rd floor, dance instruction studios and a lunchroom, 50 persons; that the building is provided with two interior wood stairs, 3 ft. wide, enclosed in partitions of studs covered with metal lath and plaster both sides; and

WHEREAS, Violation No. 3091-1950 was issued August 1, 1950, for changing the occupancy of the 2nd and 3rd floors from office to dance instruction studios; and

WHEREAS, the applicant states that this application is for the purpose of amending the use of the 2nd and 3rd floors as previously granted by the Board under Cal. No. 645-48-A, Vol. I; that the south section of the 2nd and 3rd floors, previously approved for office use, is now proposed to be used for private dance instruction studios maintaining approximately the same room arrangement as heretofore; that on the 3rd floor, a portion of the rooms will be used as a dressing room, reception room and employees lunch room; that the rear or north section of the 3rd floor, previously approved for studio use, will continue such use specifically for dance instruction; and

WHEREAS, the applicant contends that the amended uses now proposed for the 2nd and 3rd floors do not vary greatly from that originally granted by the Board and therefore the Board is respectfully requested to permit the amendment of use and occupancy as herein proposed; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 2940/50, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the occupancy of the 2nd and 3rd floors as now proposed, and as indicated on plans filed with this appeal, marked "Received December 30, 1953" (1 sheet), as *amended* by plans filed marked "Received July 2, 1954" (1 sheet), *on condition* that the passageway between the two buildings at the 2nd and 3rd floors shall be constructed as shown on such plans, except that the protection for the wire lath shall be portland cement plaster instead of vermiculite on the exterior of the enclosure; that at the roof level there shall be a passage from the building at the 2nd floor with a flame plate with suitable entrance doors, so that the second means of exit will be provided thereby for both parts of the building at 2nd and 3rd floor; that in all other respects the building and occupancy shall comply with the requirements of resolution adopted under Volume I where not inconsistent with this *amended* resolution and a new certificate of occupancy shall be obtained.

808-53-A

APPLICANT—Siegel and Green, for W. and M. Operating Co., owner.

SUBJECT—Application November 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—136-154 Varick street, east side, from Vandam to Spring streets, 32-40 Vandam street and 247-255 Spring street (10th floor); Block 505, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 5, 1954, on Alt. Applic. 1797/53, reads:

"1. Provide 2 lawful means of egress from each floor area as per Sec. 270 of L.L.

Note: Each stair to lead in a continuous 3 hour enclosure to the street."

and

WHEREAS, the applicant states the building 10 stories, 131 ft. in height, 213 ft. 10 in. by 100 ft. in area, of fireproof construction, erected in 1925, located in a manufacturing use, B area, Class 1½ height district, used and occupied since 1936: Basement—storage, 20 persons; 1st floor—stores and tenant factory, 80 persons; 2nd and 3rd floors—tenant factory, 180 persons each; 4th to 9th floors, inclusive, tenant factory, 180 persons each floor; 10th floor, tenant factory, 45 persons each section, total 180 persons. No change in use is now proposed. The building is provided with approved standpipe system and sprinkler system throughout, three 44 in. wide fireproof stairs from roof bulkhead direct to street; and

WHEREAS, Violation #456 was issued August 12, 1953, for subdividing the tenth floor and occupying it by more than one tenant without providing two means of egress for each tenant; and

WHEREAS, the owner was convicted and fined in Municipal Term, Magistrate's Court on charge of violating Sec. 643.a-9.0 of the Administrative Code and Section 272 of the Labor Law; and

WHEREAS, Certificate of Occupancy #11886 issued December 17, 1926, upon completion of work under NB App. 399/25, permits the following use and occupancy: Basement—storage, 20 persons; 1st floor—stores and factory, 80 persons; 2nd to 10th floors—factory, 180 persons each; and

WHEREAS, the applicant states the 10th floor had been previously subdivided for factory occupancy by four separate tenants; that Tenants A, B and D conduct printing plants at their premises and Tenant C is used in common by these three tenants for packing and shipping; that Tenants A and B were provided with direct means of access to two stairways; that Tenant D was provided with direct access through a public hall to one exit stairway and a second means of egress provided through a communicating service door to the adjacent tenant; that this condition existed for several years and recently a violation was issued; and

WHEREAS, the applicant states it is now proposed to provide an additional means of egress for Tenants C and D by installing two new enclosed stairways leading to the main roof, as shown on plans filed with this appeal; that these stairways will provide two direct means of egress from each tenant, substantially in accordance with the intent of the Labor Law; and

WHEREAS, the applicant contends there is no practical method of providing a second legal means of egress for Tenants C and D due to their location; that the proposed secondary means of egress to the roof from this top floor will be more than adequate for the safety of the occupants, as there are three existing main exit stairways available on the roof through which access can be had to the street.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, as to Alt. Applic. 1797/53, and that the decision be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit for the duration of the occupancy of the statutory tenants now occupying the 10th floor the installation of two new stairs to room from which exit to street can be obtained through three approved stairways as shown on plans filed with this appeal marked "Received November 6, 1953," (2 sheets); that this variance shall continue only so long as the condition exists as to tenant spaces on the 10th floor; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the standpipe and sprinkler systems shall be maintained in accordance with the requirements of the Fire Commissioner and that in all other respects the building and occupancy shall comply with all requirements of law.

820-53-A

APPLICANT—James B. Anderson, Jr., for Ludwig Blum, William Wolf, and F. W. Woolworth Co., owners (F. W. Woolworth Co., lessee).

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SUBJECT—Application November 13, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—57-37 Myrtle avenue, north side, 81 ft. west of Onderdonk avenue and 926 Onderdonk avenue, Block 3466, Lot 38, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: James B. Anderson, Jr.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, Order No. 54533-LC, issued by the Fire Commissioner October 26, 1953, reads:

"1. Discontinue and remove the direct method of refrigeration from that part of the building prohibited by C19-98.0-b, Administrative Code (A9)."

and

WHEREAS, the applicant states that the building is 1 and 3 stories, 37 ft. in height; 99 ft. by 64 ft. 4½ in. and 76 ft. 6½ in. in area, at street level; 99 ft. by 125 ft. 7½ in. and 76 ft. 6½ in. in area at typical floor level; of class 3 construction; erected 1913; located on a lot 99 ft. front by 96 ft. in depth, in a business use, C area, class 1 height district and used and occupied since 1915 as follows: basement, stock-room, 4 persons; 1st floor, variety store, 250 persons; 2nd floor, part vacant and part for kitchen and passageway, 6 persons; 3rd floor, unoccupied; no change in use or occupancy is now proposed; that the building is provided with a one-source sprinkler system; that there are two interior 3 ft. 8 in. wide steel and cement stairs, t.c. enclosed, equipped with fireproof self-closing doors; stairway leads direct to street but not to roof; there is one fire escape extending to roof by ladder and to street by stair; window and door openings on the course of the fire escape are not fireproof self-closing; and

WHEREAS, Certificate of Occupancy #Q9918 issued February 9, 1940, upon completion of work under Alt. Applic. 1726/39, permits the present use of the building; and

WHEREAS, the applicant contends that the installation consists of one Westinghouse, Model LU-850 Unitair conditioner with a 25 HP hermetically sealed compressor and a 5 HP fan assembly with a charge of 49 lbs. of Freon-12 refrigerant; that the equipment is located in a machinery room on the 2nd floor with adequate ventilation by windows overlooking the 1st floor roof; that it is proposed to erect a Marley Aquatower on the roof above the 2nd floor for the proper conservation of water; that the duct work will through the ceiling of the 1st floor only and will be equipped with fire dampers on both the supply and return ducts; that the lunch counter on the 1st floor has all open flames hooded and is provided with its own independent exhaust system; that the building is occupied by a single tenant; and

WHEREAS, the applicant contends that the installation does not constitute a hazard either to life or property; that the 1940 Code submitted to the Council and the new Code now under consideration would permit this installation without question.

Resolved, that the order of the Fire Commissioner, acting on Order No. 54533-LC, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuation of the ventilating system as proposed and as indicated on plans filed with this appeal marked "Received November 13, 1953," (3 sheets), *on condition* that the system shall be maintained to the satisfaction of the Fire Commissioner, and such dampers shall be maintained within the ducts as the Fire Commissioner shall require; that this variance shall continue only so long as the conditions are maintained as stated; that the one-source sprinkler system within the building shall be maintained in accordance with the requirements therefor.

899-53-A

APPLICANT—Lama, Proskauer and Prober, for Paul Leiser and Sam Blumenkrantz, owners (B and L Zipper Co., lessees).

SUBJECT—Application December 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4724 New Utrecht avenue, west side, 44 ft. north of 48th street, Block 5627, Lot 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 23, 1953, acting on Alt. Applic. 3892/52, reads:

"1. Provide 2 means of exit remote from each other and direct to street as per Sec. 270 of the Labor Law from 1st fl. and cellar."

and

WHEREAS, the applicant states that the building is 3 stories, 31 ft. in height; 20 ft. front by 55 ft. irregular in depth, of class 3 construction, erected 1908, located on a lot 20 ft. front by 80 ft. 2 in. irregular in depth, in a business use, C area, class 1 height district, and used and occupied since 1952, without a certificate of occupancy as follows: cellar, storage, no persons; 1st floor, zipper manufacturing, 13 persons; 2nd floor, 1 family; 3rd floor, 1 family; no change in use or occupancy is proposed; that the building is provided with one interior 2 ft. 8 in. wide wood stairs, enclosed in fire proof blocks at the cellar, fire retarded partitions at the 1st floor and lath and plaster partitions at 2nd and 3rd floors; stair hall doors are of wood, not self-closing; stair does not lead to roof; and

WHEREAS, Violation #526-1953, was issued February 16, 1953, for changing the occupancy on the 1st floor from store to factory, contrary to Section C26-185.0 of the Administrative Code; and

WHEREAS, the owner was convicted and fined in Municipal Term, Magistrates Court, December 2, 1953, on a charge of violation of the Administrative Code and the Labor Law; and

WHEREAS, the applicant states that the building was erected under N.B. Applic. 2676/08 for use in the cellar for ordinary storage, 1st floor, store, and the 2nd and 3rd floors, for one family each; that the building is now used in the cellar for ordinary storage; the 1st floor for zipper manufacturing with 13 employees and the 2nd and 3rd floors for one family each; that it is proposed to maintain these uses; that it is also proposed to enclose the cellar stairs leading to the 1st floor with 4 in. fireproof blocks and a fireproof self-enclosing 1 hour door at the cellar level; that the cellar ceiling is now covered with plaster boards having the joints pointed; that it is proposed to rearrange partitions on the 1st floor and enclose the stairs from the 1st to the 2nd floor with metal lath and plaster on both sides; that it is also proposed to reswing the present 2 ft. 6 in. gate in the rear lot line fence to swing outward in the line of exit; and

WHEREAS, the applicant contends that the cellar in addition to having the enclosed stairs leading to the 1st floor will also have a front exit consisting of a 3 ft. wide concrete stairs leading direct to the street, equipped with iron trap doors, flush with the sidewalk and such trap doors to be made easily openable from the underside; that the cellar will be used only for ordinary storage and will have no permanent occupancy and no manufacturing of any sort will be conducted in the cellar; that the 1st floor now has direct egress to a 3 ft. wide door to the street at the front of the building; that in addition it has a secondary means of egress

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through a 3 ft. wide door leading to a rear yard 25 ft. in depth, which will offer refuge in the event of fire; that in addition thereto exit can be had over the adjoining property to the south direct to 48th street as now fences exist between these properties; that in addition the present 2 ft. 6 in. gate in the fence between the site and the premises to the west will be maintained; that the premises to the west are known as 1125 48th street and have a concrete driveway leading direct to 48th street; that a consent of the attorneys for the Trustees of the Estate of the owner of 1125 48th street is filed with this appeal to permit the use of the gate and driveway as a secondary means of egress; that the use of zipper manufacturing is not hazardous; that the number of employees is small; that the exits as proposed are ample; that the applicant is willing to install such portable fire extinguishing apparatus as the Fire Commissioner may direct.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, as to Alt. Applic. 3892/52, Obj. 1, and that the decision be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the means of exit as proposed and as indicated on plans filed with this appeal marked "Received December 21, 1953" (5 sheets), *on condition* that the building shall not be increased in height or area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that this resolution shall apply only so long as the conditions as set forth are maintained and the number of occupants on the 1st floor engaged at factory work shall not be materially exceeded; that the cellar shall be used for storage only as proposed; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the upper floors occupied for residence use shall be maintained to the satisfaction of the administrative authority having jurisdiction; that all the work proposed shall be carried out to the satisfaction of the Borough Superintendent.

750-45-A

APPLICANT—Leonard F. Rothkrug for 311 Greene Avenue, Inc. (Lincoln Metal Products Corp., lessee).

SUBJECT—Application for consideration—re reopening amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition.

PREMISES AFFECTED—311-317 Greene avenue, north side 178 ft. 3 in. east of Classon avenue and 136 Clifton place (1st floor); Block 1953, Lot 64 and part of Lot 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened to consider amendment as to occupancy of the second floor, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

290-52-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Toby Appelman, owner.

SUBJECT—Application for consideration—re reopening as Volume II and additional objections subject to the regular procedure—re Application (decision of the borough superintendent), previously granted on condition.

PREMISES AFFECTED—76-78 Willoughby street, south side, 62.5 ft. west of Bridge street (5th floor); Block 152, Lot 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Volume II to consider additional objections, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

154-52-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Jamco Realty Co., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider further extension and alteration—re Application (decision of the borough superintendent), previously granted on condition.

PREMISES AFFECTED—129—51st street, north side, 206 ft. 8 in. west of 2nd avenue and 138-164 50th street, Block 788, Lot 25, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, to consider further extension and alteration, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

751-53-A

APPLICANT—Charles N. and Selig Whinston, for Henry Goelet, owner.

SUBJECT—Application for consideration—re reopening to restore to docket, re Application (decision of the borough superintendent), previously withdrawn.

PREMISES AFFECTED—1145-1155 Avenue of the Americas (6th) and 100-104 West 45th street, southeast corner, Block 997, Lots 31 and 36½, Borough of Manhattan.

APPEARANCES—

For Applicant: Charles N. Whinston.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and restored to the docket, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

366-53-A

APPLICANT—Flatbush Terrace, Inc., lessee for George Beaudry, owner.

SUBJECT—Application May 7, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1475 Flatbush avenue, east side, 156 ft. 9¾ in. north of Glenwood road (Block 5251, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harold Enten.

ACTION OF BOARD—Appeal withdrawn by the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

839-53-A

APPLICANT—Charles M. Spindler, for 201 Bleeker Street Corp., owner.

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SUBJECT—Application November 24, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1290-1300 Greene avenue and 273-283 Wilson avenue, northeast corner (Block 3298, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn at written request of applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

45-52-A

APPLICANT—Samuel J. Stich, doing business as Boston Road Associates, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—843 East 172nd street and 1560-1570 Boston road, southeast corner, Block 2967, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 13, 1954, 2 P.M.; applicant to be notified.

637-52-A—Vol. II

APPLICANT—Spear and Co., lessee, Nadeline Inc., owner.

SUBJECT—Application reopened November 4, 1953 as Vol. II—re Appeal from an order and decision of the fire commissioner.

PREMISES AFFECTED—22-30 West 34th street, south side, 425 ft. west of 5th avenue (Block 825, Lot 56), Borough of Manhattan.

APPEARANCES—

For Applicant: Martin I. Shelton and Lyndon Arnold.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to July 13, 1954, 2 P.M. for Fire Department representative to inspect premises and advise the Board as to conditions in connection with the area used when Fire Department order was issued.

680-52-A—Vol. II

APPLICANT—Spear and Co., lessee, for Nadeline, Inc., owner.

SUBJECT—Application reopened November 4, 1953—Appeal from a decision re an order of the fire commissioner (previously withdrawn).

PREMISES AFFECTED—22-26 West 34th street, south side, 425 ft. west of 5th avenue (Block 835, Lot 56), Borough of Manhattan.

APPEARANCES—

For Applicant: Martin I. Shelton and Lyndon Arnold.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to July 13, 1954, 2 P.M. for Fire Department representative to inspect premises and advise the Board as to conditions in connection with the area used when Fire Department order was issued.

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to July 20, 1954, at 2 P.M. at request of the applicant to obtain a new decision from the borough superintendent.

731-53-A

APPLICANT—Elias K. Herzog, for 1351 Amsterdam Realty Corp., owner (Hart Iron Works, lessee).

SUBJECT—Application October 13, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1351 Amsterdam avenue, east side, 25 ft. south of West 126th street and 470 West 126th street (Block 1966, Lot 108), Borough of Manhattan.

APPEARANCES—

For Applicant: Elias K. Herzog.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954, 2 P.M. for inspection and decision.

888-53-A

APPLICANT—Siegel and Green, for Frederick C. Thomson, owner (Arrow Cleaners and Dyers, Inc., lessee).

SUBJECT—Application December 16, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—637 East 132nd street, north side, 150 ft. west of Cypress avenue (Block 2546, Lot 64), Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to July 20, 1954, 2 P.M. for further consideration and inspection if necessary.

114-54-A

APPLICANT—Burke, Green and Groh, for Edna Delmoor, owner.

SUBJECT—Application February 17, 1954—filed pursuant to sec. 35, General City Law re premises located in bed of a mapped street—proposed widening of Hook Creek boulevard.

PREMISES AFFECTED—132-10 Hook Creek boulevard, northwest corner of 132nd road (Block 12981, Lot 118), Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Edna Delmoor.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 13, 1954, 2 P.M. for further consideration.

160-54-A

APPLICANT—Lama, Proskauer and Prober, for The National Sugar Refining Co., owner.

SUBJECT—Application March 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1-02 to 1-20 (1-10 official) 56th avenue, 56-01 to 56-39 1st street, southeast corner and 56-02 to 56-24 2nd street (Block 3, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Thomas T. Heney.

MINUTES

For Opposition: Samuel Bodian, for City Construction Co-Ordinator.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954, 2 P.M. for inspection and decision; hearing closed.

193-54-A

APPLICANT—Simon B. Zelnik, for 14 West 17th Street Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—14-16 West 17th street, south side, 250 ft. west of 5th avenue (Block 818, Lot 59), Borough of Manhattan.

APPEARANCES—

For Applicant: Simon B. Zelnik, J. J. Schwartz, B. Kaporow and Max Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954, at 2 P.M. for further consideration and decision after applicant has filed revised plans as to exits. The building and area were inspected by a Committee of the Board in conjunction with adjoining building which is subject to appeal as to exits under Cal. No. 334-54-A.

334-54-A

APPLICANT—Siegel and Green, for Estate of Louis Brenner, owner.

SUBJECT—Application April 30, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—12 West 17th street, south side, 220 ft. west of 5th avenue (Block 818, Lot 58), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel, Simon B. Zelnik, S. B. Kaporow and J. J. Schwartz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954 at 2 P.M. for further consideration and decision after applicant has filed revised plans. The building and area were inspected by a Committee of the Board in conjunction with adjoining building which is subject to appeal as to exits under Cal. No. 193-54-A.

268-54-A

APPLICANT—Abraham Grossman, for Markstone Realty Corp., owner.

SUBJECT—Application April 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—317 West 29th street, north side, 246 ft. west of 8th avenue (Block 753, Lot 27), Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman and Samuel Mark.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 13, 1954, 2 P.M. for applicant to obtain statement from Borough Superintendent as to whether kitchenettes are permissible in all boroughs as here proposed.

347-54-A

APPLICANT—John F. Fitzsimons, for Little Neck Construction Co., Inc., owner.

SUBJECT—Application May 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—253-01 to 253-19 57th avenue, north side, 35.77 ft., 77.27 ft., 118.77 ft., 160.27 ft., 160.27 ft., and 201.77 ft. west of 254th street; 253-23 57th avenue, northwest corner of 254th street and 251-49 57th avenue, north side, 284.77 ft. west of 254th street (Block 8340, Lots 34, 38, 40, 42, 44, 46 and 50), Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and William Levy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954, 2 P.M. for inspection and decision; hearing closed.

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rudolph and Bertha Pollak.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re—N.B. 567/52. (Building not constructed in accordance with approved plans.)

PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Rudolph Pollok.

For Builder: David Stein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 13, 1954, at 2 P.M. for further consideration after report of progress as to compliance.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Alexander DeMasi, Mary DeMasi, Julius DeMasi and Florence Lociceio.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re—N.B. 568/52. (building not constructed in accordance with approved plans.)

PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Florence Lo Cicero.

For Builder: David Stein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 13, 1954, at 2 P.M. for further consideration after report of progress as to compliance.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Dominick W. Ciminiello.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52. (construction not in accordance with approved plans).

PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Dominick Ciminello.

For Builder: David Stein.

MINUTES

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 13, 1954, at 2 P.M. for further consideration after report of progress as to compliance.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Anthony M. and Sarah Capuano.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re—N.B. 570/52. (building not constructed in accordance with approved plans.)
PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.
APPEARANCES—
For Applicant: Gussie E. Rotner.
For Owner: Arnold H. Fassler and Sarah Capuano.
For Builder: David Stein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 13, 1954, at 2 P.M. for further consideration after report of progress as to compliance.

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Cono and Nancy Giardina.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re—N.B. 571/52. (Building not constructed in accordance with approved plans.)
PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.
APPEARANCES—
For Applicant: Gussie E. Rotner.
For Owner: Arnold H. Fassler and Nancy Giardina.
For Builder: David Stein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 13, 1954, at 2 P.M. for further consideration after report of progress as to compliance.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglia, Jr.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re—N.B. 572/52. (Building not constructed in accordance with approved plans.)
PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.
APPEARANCES—
For Applicant: Gussie E. Rotner.
For Owner: Arnold H. Fassler and Benedetto Salvatore Indiviglia.
For Builder: David Stein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 13, 1954, at 2 P.M. for further consideration after report of progress as to compliance.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Rhersen and Beatrice Kaufman.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re—N.B. 573/52. (Construction not in accordance with approved plans.)
PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.
APPEARANCES—
For Applicant: Gussie E. Rotner.
For Owner: Arnold H. Fassler and Ghersen Kaufman.
For Builder: David Stein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 13, 1954, at 2 P.M. for further consideration after report of progress as to compliance.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Henry and Dorothy Kurtz.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11507-52 issued re N.B. 574/52. (Construction not in accordance with approved plans.)
PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.
APPEARANCES—
For Applicant: Gussie E. Rotner.
For Owner: Arnold H. Fassler.
For Builder: David Stein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 13, 1954, at 2 P.M. for further consideration after report of progress as to compliance.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Manuel and Theresa Molines.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575/52. (Construction not in accordance with approved plans.)
PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.
APPEARANCES—
For Applicant: Gussie E. Rotner.
For Owner: Arnold H. Fassler and Manuel Molines.
For Builder: David Stein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 13, 1954, at 2 P.M. for further consideration after report of progress as to compliance.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Arthur and Julia Sussman.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577/52. (Construction not in accordance with approved plans.)
PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: Gussie E. Rotner.
For Owner: Arnold H. Fassler and Julia Sussman.
For Builder: David Stein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 13, 1954, at 2 P.M. for further consideration after report of progress as to compliance.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Benjamin and Helen Katz.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11512-52 issued re N.B. 579/52. (Construction not in accordance with approved plans.)
PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.
For Owner: Helen Katz.
For Builder: David Stein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 13, 1954, at 2 P.M. for further consideration after report of progress as to compliance.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNER OF PREMISES—Max Kanak.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11513-52 issued re N.B. 580/52. (Construction not in accordance with approved plans.)
PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.
For Owner: Arnold H. Fassler and Max Kanak.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 13, 1954, at 2 P.M. for further consideration after report of progress as to compliance.

212-28-BZ—Vol. II

APPLICANT—Haydn H. Cragwell, for David Margulies, owner.
SUBJECT—Application for consideration—re reopening as to amendment to exit for first floor store—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business district, an exit through residence use portion of plot, and the extension of commercial use on first floor into residence use portion of plot.

PREMISES AFFECTED—2024 Amsterdam avenue, west side, 50 ft. north of West 160th street and 505 West 160th street, Block 2110, Lots 40 and 45, Borough of Manhattan.

APPEARANCES—

For Applicant: Haydn H. Craigwell.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on March 9, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 9, 1954, by adding thereto:

"that in the event the owners desire to construct an exit from the first floor through the lot in the residential area, as indicated on plan filed with this request for amendment marked 'Received June 29, 1954' (1 sheet), and as passed on by the Borough Superintendent under Alt. App. 415/52, such means of exit may be permitted, on condition that in all other respects the resolution above cited shall be complied with."

319-33-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Ralph J., Dorothy P., Edward L., and Helen Herman, owners.

SUBJECT—Application for consideration—re reopening Vol. II to amend as to location of tanks—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 7i of the zoning resolution, permitting in the local retail use portion of a plot located in a residence and local retail use, D area district, the addition of a new car auto showroom and motor vehicle repairs incidental to new car service, to an existing gasoline service station without the required rear yard.

PREMISES AFFECTED—234-22 to 234-34 Merrick boulevard, southwest corner of Laurelton parkway, Block 13198, Lots 37 and 38, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Arthur J. McGee.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on January 9, 1951, on certain conditions; and

WHEREAS, the resolution was further amended on February 26, 1952; and

WHEREAS, the applicant requested another amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 27, 1933 as thereafter amended by resolutions adopted through February 26, 1952, only as to the location of the tanks so that as amended this portion of the resolution shall read:

"* * * that the number of approved 550 gallon tanks may be eight (8) such tanks and the location of pump islands may be as indicated on plans filed marked 'Received June 23, 1954' (1 sheet), and as passed upon by the Borough Superintendent under Misc. App. 1860/51, objection dated June 11, 1954, on condition that in all other respects the resolutions above cited shall be complied with." (Misc. Applic. 1860/51)

373-38-BZ—Vol. II

APPLICANT—George H. Colin for Cities Service Co., owner.

SUBJECT—Application for consideration—re reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7h, 7f and 7i of the zoning resolution permitting in a residence and business use dis-

MINUTES

strict, the erection and maintenance of a gasoline service station, retail sales, lubratorium, auto laundry, motor vehicle repairs and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1401-1409 Far Rockaway boulevard and 1149-1161 Nameoke street, southwest corner, Block 38, Lot 40, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors..... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on May 23, 1950, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on June 30, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 23, 1950, as thereafter *amended* by resolutions adopted through June 30, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

“that in view of the statement by the applicant that no work has been started, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.” (NB 4992/48.)

44-39-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Company, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—108-15 Northern boulevard, northwest corner of 110th street, Block 1703, Lot 44, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors..... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 21, 1939, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 9, 1940; and

WHEREAS, the resolution was amended on November 18, 1952; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 21, 1939, by adding thereto:

“* * * that in the event the owner desires to construct a new facade on the Northern boulevard and

110th street elevations, as proposed and shown on revised plans marked ‘Received May 5, 1954’ (2 sheets) and as passed on by the Borough Superintendent under B.N. App. 64/54, objection dated June 18, 1954, such new fronts may be constructed and installed on the building as proposed, *on condition* that in all other respects the requirements of the resolution above cited shall be complied with; and that a new certificate of occupancy shall be obtained to supplant Certificate of Occupancy #Q17283, copy of which was filed with the Board; and that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution.” (BN App. 64/54.)

961-48-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Supreme Restaurant Inc., new owner (Oliver D. Wallett, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the extension of a parking and storage lot for more than five motor vehicles.

PREMISES AFFECTED—2717-2739 Pitkin avenue, 435-481 Euclid avenue, northeast corner, 1026-1048 Glenmore avenue, southeast corner of Euclid avenue, 366-376 and 402-412 Pine street, Block 4214, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Patrick D. Concagh.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on July 18, 1950, on certain conditions; and

WHEREAS, the term of variance was extended on July 8, 1952; and from time to time and last extended on ; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 18, 1949, as thereafter *amended* by resolutions adopted through July 8, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

“* * * granted under Section 7, Subdivision h for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained.” (Alt. 2026/50)

69-50-BZ

APPLICANT—Charles M. Spindler, for Kenney Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and retail use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—76-100 Rochester avenue, west side from Pacific to Dean streets, 1793-1811 Dean street and 1802-1812 Pacific street, Block 1343, Lots 45, 53, 59 and 62, Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert W. Artus.

MINUTES

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 31, 1950, on certain conditions; and

WHEREAS, the term of variance was extended on June 17, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 31, 1950, as thereafter *amended* by resolution adopted on June 17, 1952, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (At. 4239/49)

140-51-BZ

APPLICANT—Sigfrid Malm, for Saul Shapiro, owner. (Orken Realty Corp., lessee.)

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a business use, C area district, the erection and maintenance of an additional building using more than the area permitted and with more than one building on a lot.

PREMISES AFFECTED—2158-2166 (2154-2164) Nosstrand avenue, west side, 120 ft. 7¼ in. south of Flatbush avenue and 18-24 Garmania place, Block 7557, Lot 128, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sigfrid Malm.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 26, 1951, on certain conditions; and

WHEREAS, the resolution was amended from time to time and amended on June 16, 1953; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 26, 1951, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that no work has been completed, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (N.B. 1134/50; N.B. 16/51; Alt. 1365/52)

924-50-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Abraham Bell, President of Speed-O-Mat Car Wash, owner of Lot 70

and Abraham Bell, President of Kathleen Court Realty Corp., owner of Lot 72.

SUBJECT—Application for consideration—reopening and approval of working plans—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f, 7i, 7h and 7A of the zoning resolution, permitting for a term of years, in the business use portion of plot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs and office, with show windows nearer to residence use district than is permitted; and to permit the parking of more than five motor vehicles in conjunction with an existing auto laundry.

PREMISES AFFECTED—2784-2806 Coney Island avenue and 741-751 Kathleen court, northwest corner and 744-754 Gerald court, Block 7224, Lots 70 and 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on April 27, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* working drawings marked "Received May 24, 1954" (5 sheets), as in substantial compliance with the resolution adopted by the Board on April 27, 1954. (N.B. 75/53)

12-52-BZ

APPLICANT—Thomas P. McCarthy, for Saller Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance re Application (decision of the borough superintendent), previously granted on condition, under sections 7h and 7A of the zoning resolution, permitting in the residence use portion of a plot located in a residence and business use district, the parking and storage of motor vehicles for patrons and employees of stores (no fee to be charged) and to permit a driveway in residence portion of lot more than the permitted distance from the intersection.

PREMISES AFFECTED—3356-3360 Bouck avenue and 3374-3382 Boston road, southeast corner, Block 4734, Lots 1 and 70, Borough of The Bronx.

APPEARANCES—

For Applicant: Thomas P. McCarthy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 17, 1952; on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 17, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

MINUTES

"* * * granted under Section 7, Subdivisions h and A for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Alt. 973/51)

283-52-BZ

APPLICANT—A. H. Salkowitz, for Milton Cliff Meyers and Hillside Queens Corp., owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7h and 7i of the zoning resolution, permitting in a residence and local retail use district more than one building on a lot, and the addition of a gasoline service station, lubritorium, car washing, motor vehicle repairs and office, to existing retail store; and permitting the parking of store patrons' motor vehicles upon unbuilt portion of lot.

PREMISES AFFECTED—272-06 to 276-10 Union turnpike, southeast corner of Langdale street, Block 8675, Lots 57, 59 and 61, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Peter R. Gray.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 15, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 9, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 15, 1952 only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that part of the work has been done, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (Alt. App. 2012/51)

570-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Notrome Realty Inc., owner.

SUBJECT—Application for consideration—re reopening and to consider amendment re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking of motor vehicles waiting to be serviced, all for a term of years.

PREMISES AFFECTED—60-11 Queens boulevard, 44-01 to 44-07 60th street, northeast corner, 44-02 to 44-06 61st street and 60-02 44th avenue, Block 1388, Lot 1, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 24, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 24, 1953, so as to use different language in the phrase "but permitting the erection within the building line of a post standard at either corner at 61st and 60th streets", so that as explained and interpreted this language shall read:

"* * * 'but permitting the erection within the building lines of a post standard at each of the corners of 61st and 60th streets * * *' that other than as herein *amended*, the resolution above cited shall be complied with in all respects." (N.B. 3997/52)

550-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruno Schade, owner.

SUBJECT—Application for consideration—reopening and amendment to include welding—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e, 7h and 7i of the zoning resolution, permitting in a business use district, the addition of motor vehicles repairs, painting and spraying, sale and display of new and used cars, parking of cars waiting to be serviced and the parking and storage of motor vehicles to existing auto laundry and one car garage, brake testing, body, radiator and fender straightening, greasing, battery charging and ignition.

PREMISES AFFECTED—2346-2350 Nostrand avenue, west side, 180 ft. north of Avenue J, Block 7593, Lots 73 and 75, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 23, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 22, 1953; and

WHEREAS, the resolution was amended on April 27, 1954; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on June 23, 1953, so as to correct the working drawings referred to so that this portion of the resolution shall read:

"* * * plans filed with this application marked 'Received July 15, 1952' (4 sheets) and 'May 7, 1953' (1 sheet) * * *; and to add thereto:

"that in the event it is desired to maintain welding within the premises, such welding may be permitted provided it is carried on in a separate room as indicated on plans filed marked 'Received June 15, 1954' (1 sheet), and as passed on by the Borough Superintendent under Alt. Applic. 1937/52, Objection dated June 14, 1954; and that in all other respects the resolution above cited shall be complied with."

MINUTES

63-53-BZ

APPLICANT—Arthur S. Hirsch for Samuel Mintz, owner (Henry Piscelli, lessee).

SUBJECT—Application for consideration—reopening and extension of time to obtain certificate of occupancy (work completed) re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence and business use district, a golf driving range.

PREMISES AFFECTED—2045 Ralph avenue, east side, 100 ft. north of East 69th street, Block 8339, Lots 6, 12 and 15, Block 8342, all lots, Block 8343, all lots and Block 8347, Lots 28 and 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur S. Hirsch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 2, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 2, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that the work has been substantially completed, that all work shall be completed and a new certificate of occupancy obtained within six (6) months from the date of this *amended* resolution.” (N.B. 1540/52)

73-53-BZ

APPLICANT—Paul Friedman, for Henry Bender and Jacob N. Cohen, owners (Glen Morris Advertising Co. and The Wagner Co., lessees).

SUBJECT—Application for consideration—re reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 7f of the zoning resolution, permitting in the retail and local retail use district portion of plot, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office for a term of years.

PREMISES AFFECTED—122-10 Merrick boulevard, southeast corner of Baisley boulevard, Block 12516, Lot 45, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 23, 1953, on certain conditions; and

WHEREAS, the resolution was amended and working drawings, submitted as being in substantial compliance with the Board's resolution, were approved on July 28, 1953; and

WHEREAS, the resolution was amended on December 22, 1953; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 23, 1953, as thereafter *amended* by resolutions adopted through December 22, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that all permits have been obtained and the work is substantially completed, that all work shall be completed within six (6) months from the date of this *amended* resolution.” (N.B. 7379/52)

387-53-BZ

APPLICANT—Kitzler and Nurick, for Lorrain Trading Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7h of the zoning resolution, permitting in a residence and retail use district the change in occupancy of existing building from church and one family dwelling to the manufacture of burlap bags and office on 1st and 2nd floors and one family dwelling on 3rd floor; and to permit the vacant portion of plot within residence use district to be used for parking of customers' and employees' cars.

PREMISES AFFECTED—22-28 Woodhull street, south side, 70 ft. east of Columbia street, Block 363, Lot 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 15, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 15, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that the work is substantially finished, that all permits, including a certificate of occupancy, shall be obtained and all work completed within six (6) months from the date of this *amended* resolution.” (Alt. App. 822/53.)

728-53-BZ

APPLICANT—Melvin E. Kessler, for Sequoia Realty Corp., owner.

SUBJECT—Application for consideration—re reopening and to approve plans—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution permitting in a business use district the erection and maintenance of gasoline and oil selling station, lubritorium, car wash, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1800 East Gunhill road, southeast corner of Delanoy avenue, Block 4499, Lot 22, Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: Hugh Quinn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors..... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 4, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* working drawings marked "Received May 12, 1954" (5 sheets), as in substantial compliance with the resolution adopted by the Board on May 4, 1954. (N.B. 1063/53.)

98-30-BZ—Vol. II

APPLICANT—Esso Standard Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of use—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the building zone resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1180-1188 Myrtle avenue and 664-668 Bushwick avenue, southwest corner, Block 3194, Lot 24, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

1204-39-BZ—Vol. II

APPLICANT—Herman E. Horwood, for Joseph Bertani, owner.

SUBJECT—Application for consideration—reopening as Vol. II re consider a new proposal subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the building zone resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—4221 Webster avenue, west side, 294.03 ft. north of East 233rd street, Block 3395, Lots 60 and 97, Borough of Bronx.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

539-46-BZ—Vol. III

APPLICANT—Gabriel Nathan, for SKR Holding Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. III re-consider new proposal subject to the regular procedure—re Application (decision of the borough superintendent), previously denied, under section 7c of the zoning resolution, permitting in a business and residence use district, the use of a portion of existing building for wood-working and furniture making with saw and planing mill.

PREMISES AFFECTED—64-15 to 64-19 Rockaway Beach boulevard, south side, 80.86 ft. east of Beach 65th street, Block 396, Lots 5 and 9, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan and Harry Licht.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, to consider new proposal, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

475-49-BZ—Vol. II

APPLICANT—O'Connell and McInerney, for Oncrest Realities, Inc., owner.

SUBJECT—Application for consideration—reopening and restoration to docket—re Application (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district, the proposed parking lot; previously denied re erection of one store commercial building (U. S. Post Office) covering more than permitted area and with entrances more than permitted distance from intersection; withdrawn.

PREMISES AFFECTED—10 East 190th street, south side, 100 ft. east of Jerome avenue, Block 3189, Lots 14 and 17, Borough of The Bronx.

APPEARANCES—

For Applicant: James S. McInerney.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to the regular procedure, previously withdrawn but permitting use of material previously filed where applicable.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

551-52-BZ

APPLICANT—Herman M. Cole, for Faroad Realty Corp., owner.

SUBJECT—Application for consideration—re reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a local retail use, D area district, the erection and maintenance of retail stores using more than the area permitted.

PREMISES AFFECTED—557-571 East 105th street, northeast corner of Farragut road, Block 8155-B, Lots 7, 8, and 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman M. Cole.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on July 27, 1954, at 10 A.M., subject to the regular procedure, waiving all requirements except new decision of the Borough Superintendent and two publications in the Bulletin.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors..... 4

Negative 0

MINUTES

924-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Theodore Tannor, owner.

SUBJECT—Application for consideration—reopening and amendment as to curb cut to Albany avenue—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a business district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing (non-automatic), storage and sale of accessories; and permitting the parking of cars waiting to be serviced for a term of years.

PREMISES AFFECTED—4102-4114 Avenue H and 1677-1687 Albany avenue, southeast corner, Block 7745, Lot 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on July 27, 1954, at 10 A.M., subject to the regular procedure, waiving all requirements except new decision from the Borough Superintendent and two publications in the Bulletin.

THE VOTE OF JUNE 29, 1954—

Affirmative: Commissioners Kleinert and Keating 2

Negative: Chairman Murdock 1

Absent: Deputy Chief Connors 1

THE VOTE OF JULY 7, 1954—

Affirmative: Deputy Chief Connors 1

Adjourned: 5:50 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description, the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority

CHAPTER 508 OF 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight,

and such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

THE BUILDING LAWS AND AMENDMENTS THERETO

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

These volumes are now ON SALE at the office of the Supervisor of the City Record, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, NEW YORK 7, N. Y. The price for the complete set of four volumes is \$4 (\$4.25 by mail), single volumes each containing certain parts of the above described laws, \$1 (by mail \$1.10).

Checks for \$3 or more must be certified.

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RULES

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 29

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

PUBLIC HEARINGS

Tuesdays at 10 a. m. to 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

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This issue of the Bulletin contains in the order given—
Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, July 13,
1954, Affecting Calendar Numbers 60-30-BZ—Vol. III,
400-46-BZ—Vol. II, 870-47-BZ—Vol. II, 722-53-BZ,
905-53-BZ, 47-54-BZ, 95-54-BZ, 150-54-BZ, 154-54-BZ,
161-54-BZ, 162-54-BZ, 173-54-BZ, 211-54-BZ, 218-54-
BZ, 241-54-BZ, 55-45-BZ—Vol. III, 367-51-BZ—Vol.
II, 97-54-BZ and 213-54-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, July
13, 1954, Affecting Calendar Numbers 745-39-SM, 854-
39-SM, 117-46-SM, 1059-48-SA, 556-50-SM, 891-51-SA,
894-51-SA, 60-53-SA, 459-52-SM, 99-53-SM, 412-53-SA,
575-53-SM, 576-53-SA, 810-53-SA, 35-54-SM, 246-54-
SA, 368-54-SM, 485-39-SM—Vol. II, 1137-40-SA—Vol.
II, 899-47-SA, 40-48-SM—Vol. III, 187-50-SA, 244-51-
SA, 664-53-SM, 100-54-SM, 54-40-A, 565-46-A—Vol. II,
378-54-A, 666-53-A, 941-53-A, 140-54-A, 862-41-A—Vol.
III, 45-52-A, 428-52-A, 434-52-A, 291-53-A, 497-53-A,
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54-A, 458-53-A, 474-53-A, 641-51-A—Vol. II, 680-52-A
—Vol. II, 637-52-A—Vol. II, 615-53-A, 894-53-A, 942-
53-A, 114-54-A, 209-54-A, 249-54-A, 268-54-A, 361-54-
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437-54-A, 438-54-A, 439-54-A, 440-54-A, 441-54-A, 442-
54-A, 443-54-A, 431-49-BZ—Vol. II, 154-50-BZ—Vol.
II, 432-52-BZ—Vol. I, 857-52-BZ, 36-53-BZ and 351-
53-BZ—Vol. II.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of the same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

CALENDAR

DOCKET

New Cases Filed up to July 13, 1954

Cal. No. Dept. Premises Affected

536-54-SA—Dredger Oil Buffer for Elevators, manufactured by Dredger Realty Corp., Appliance.

537-54-SA—Permutit Type B Diffusion Chemical Feeder, manufactured by The Permutit Co., Appliance.

538-54-SA—Economy Gas Gravity Furnace, Models GG-85E, GG-122E and GG-147E, manufactured by International Heater Co., Appliance.

539-54-SA—Economy Gas Lo-boy Forced Air Furnace, Models GL-80, GL-80E, GL-100, GL-119, GL-120, GL-135E, GL-175E and GL-210E, manufactured by International Heater Co., Appliance.

540-54-SA—Economy Gas Hi-boy Forced Air Furnace, Models GH-65, GH-65E, GH-82 and GH-100, manufactured by International Heater Co., Appliance.

541-54-SA—Economy Gas Horizontal Forced Air Furnace, Models GS-60, GS-80, and GS-100, manufactured by International Heater Co., Appliance.

542-54-SA—Economy Gas Conversion Burner, Models 1, 2 and 3, manufactured by International Heater Co., Appliance.

543-54-SA—Economy Gas Counterflo Forced Air Furnace, Models GR-85E, GR-85EA and GR-120, manufactured by International Heater Co., Appliance.

544-54-SA—Gray Diverter Valve, Model 7A, with Deo-septic Injector, Model 7B, manufactured by American Sterilizer Co., Appliance.

545-54-SM—Neva-Flame Fabrics by Barret, types Vulcara, Civara, Kamara and Akara, manufactured by Fabric Converters, Inc., Material.

546-54-SM—USG Demountable Partitions, manufactured by United States Gypsum Co., Material.

547-54-SA—Multuri Horizontal Gas-Fired Burner, manufactured by Roberts-Gordon Appliance Corp., Appliance.

548-54-SM—Ventalarm Signal Series C, for installation on heavy oil tanks, manufactured by Scully Signal Co., Material.

549-54-SM—Visiondor-¾ hour Fire Tower Stair Door, manufactured by Hardware Sales Co., Inc., Material.

550-54-A—H.B.M.—184 5th avenue, west side, 25 ft. south of West 23rd street, Block 824, Lot 42, Borough of Manhattan, Amendment to B.N. 1333-54—Stairs to be enclosed, winders, doors, etc.

551-54-BZ—H.B.Q.—86-58 260th street, northwest corner of 87th avenue, Block 8818, Lots 1 and 3, Bellerose, Borough of Queens, Alt. 34-54—area coverage excessive for G-1 district.

552-54-A—H.B.M.—42 East 69th street, south side, 150 ft. west of Park avenue, Block 1393, Lot 43, Borough of Manhattan, Alt. 996-54—Alteration of non-fireproof building—re stair enclosure, wood doors, etc.

553-54-BZ—H.B.Q.—30-09 38th street, east side, 76 ft. south of 30th avenue, Block 660, Lot 39, Astoria, Borough of Queens, Alt. 1126-54—parking and storage—re entrance and exits, etc.

554-54-BZ—H.B.B.—6201-6211 Avenue U and 2067-2083 Mill avenue, northeast corner, Block 8405, Lot 44, Borough of Brooklyn, Alt. 3831-53—alteration of existing gasoline service station—show windows, etc.

555-54-BZ—H.B.M.—139 East 69th street, north side, 150 ft. 5 in. east of Lexington avenue, Block 1404, Lot 26, Borough of Manhattan, Alt. 629-54—Business use in residence district (photographic studio).

556-54-BZ—H.B.M.—141-157 East 69th street, north side, 175 ft. east of Lexington avenue, Block 1404, Lot 27, Borough of Manhattan, Alt. 630-54—Television studio (business use) in residence district.

557-54-BZ—159 East 69th street, north side, 170 ft. west of 3rd avenue, Block 1404, Lot 29, Borough of Manhattan, Alt. 631-54—Business use in residence district (photographic and art studios).

558-54-BZ—H.B.R.—127 Jefferson street, northeast corner of Cromwell avenue, Block 3318, Lot 1 (1, 101 and 110), Dongan Hills, Borough of Richmond, N.B. 363-54—Area coverage excessive.

559-54-SM—Liquidometer Remote and Direct Reading Float Type Gauges and Liquidometer Hydrostatic Type Gauges, manufactured by Liquidometer Corp., Appliance.

560-54-A—H.B.Q.—113-20 Liberty avenue and 104-02 114th street, southwest corner, 2nd floor, Block 9536, Lot 4, Richmond Hill, Borough of Queens, Atl. 1937-53—factory use in theatre building, re exits.

561-54-SA—American Kitchens Automatic Dishwasher, Models DW-481-P, DW-24UCA, DWF-2401 and DW-48AA, manufactured by American Kitchens Division of Avco Manufacturing Corp., Appliance.

562-54-A—H.B.Bx.—810-812 Edgewater road, east side, 101.75 ft. north of Lafayette avenue, Block 2762, Lot 309, Borough of The Bronx, Amendment to Alt. 475-54—re opening in fire wall—stairs, exits.

CALENDAR

553-54-A—H.B.Bx.—1381 Lafayette avenue and 800 Edge-water road, northwest corner, Block 2762, Lot 309, Borough of The Bronx, Alt. 1074-50—re opening in fire wall, stairways, etc.

564-54-A—H.B.M.—12-14 Warren street, north side, 190 ft. west of Broadway, Block 135, Lot 5, Borough of Manhattan, Amendment to Alt. 418-50—Exits.

565-54-A—H.B.B.—1020 Ocean parkway, west side, 140 ft. south of Avenue J, Block 5495, Lot 904, Borough of Brooklyn, Alt. 2668-54—Nursing Home.

566-54-BZ—H.B.Bx.—1741-1751 Bronxdale avenue and 900-910 Park avenue, southeast corner, Block 4094, Lots 1, 3, 41 and 42, Borough of The Bronx, N.B. 499-54—Gasoline service station.

567-54-SA—Iron Fireman Radiant Inshot Gas Conversion Burner, Model GBH, manufactured by Iron Fireman Manufacturing Co., Appliance.

568-54-A—H.B.M.—21 East 70th street, north side, 21 ft. west of Madison avenue, Block 1385, Lot 16, Borough of Manhattan, Alt. 944-54—Class 3 construction used as offices.

569-54-A—H.B.M.—2009 Lexington avenue, east side, 14 ft. 6 in. north of East 122nd street, Block 1771, Lot 21½, Borough of Manhattan, Amendment to Alt. 848-54—filed pursuant to sec. 310 M.D.L. for variation of sec. 172(1) re minimum dimensions of yards, etc.

Restored to Docket

485-39-SM—Vol. II—USG Rocklath Accessories, Brid-joint Acoustical Clip B-1A, Trus-Lok Clips TL-1, Starter and Finisher Clips, TL-2, TL-3, used to secure ⅜" Rock-lath to Trus-steel Studs (reopened for test and report); manufactured by United States Gypsum Co., Material.

40-48-SM—Vol. III—F. Schumacher and Co., Nylon Woven Fabrics (reopened for test and report); manufac-tured by F. Schumacher and Co., Material.

899-47-SA—Bryant Winter Air Conditioner, Model 319 (re-opened for report and test, if necessary re additional model), manufactured by Bryant Heater Division of Affiliated Gas Equipment, Inc., Appliance.

187-50-SA—Consolidated Machine Corp., NP Water Still, Standard Water Still, Models NP-E-½, NP-E-1, NP-E-2, NP-E-3, NP-E-5, E-½, E-1, E-2, E-3 and E-5, (previ-ously dismissed—reopened and restored to docket), manufac-tured by Consolidated Machine Corp., Appliance.

1137-40-SA—Vol. II—Coronation Oil Burner, Model CRN (reopened for test and report re new model), manufactured by The Silent Glow Oil Burner Corp., Appliance.

244-51-SA—Silex Washers, Model A (reopened for test and report re additional model), manufactured by The Gross Machinery Co., Inc., Appliance.

351-53-BZ—Vol. II—H.B.Q.—36-21 to 36-27 13th street, east side, 175.14 ft. north of 37th avenue, Block 350, Lot 8, Long Island City, Borough of Queens, Alt. 878-53.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—De-partment of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication in Bulletin

Blended Cements, Rules for Testing and Use of	Nov.	10, 1953—Vol. 38, No. 45
Carbon Dioxide Liquefier, Rules.....	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules.....	July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April	24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime).....	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules.....	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Ex-cavation for and Demolition of Buildings	July	31, 1951—Vol. 36, No. 31A
Exit Rules (Revolving Doors).....	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules.....	Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior).....	Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules.....	Mar.	4, 1952—Vol. 37, No. 10A
Fire resistive, Flameproof Materials, etc., Rules for Testing of.....	Mar.	18, 1952—Vol. 37, No. 12A
Fire Retarding Rules for Garages, etc.	Apr.	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of.....	Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for.....	Jan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	Feb.	27, 1951—Vol. 36, No. 9A
Gas Shut-Off Rules.....	Apr.	7, 1925—Vol. 10, No. 14
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Insulating Fibre Board Rules.....	Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems.....	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules.....	Nov.	10, 1953—Vol. 38, No. 45A
Opening Protective Assemblies, Rules for Inspection of.....	Apr.	8, 1952—Vol. 37, No. 15A
Parking and Storage of Motor Vehi-cles—Rules of Commissioner of Housing and Buildings.....	Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules.....	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply).....	Apr.	15, 1952—Vol. 37, No. 16A
Procedure, Rules of.....	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.....	Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drving of Paints, Var-nishes, Lacquers, etc.	June	14, 1949—Vol. 34, No. 24A
Sprinkler, Rules.....	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules.....	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.....	June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).....	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19.....Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JULY 20, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 20, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

413-49-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 119-20 Corporation, owner.

CALENDAR

SUBJECT—Application reopened March 2, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use district portion of plot the extension of loading and loading area in the present open area fronting on Victoria road.

PREMISES AFFECTED—119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), St. Albans, Borough of Queens.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision; hearing closed; then to July 20, 1954, for further consideration and decision after applicant has filed statement by owner that requirements of the previous resolution of the Board will be complied with; hearing previously closed.

338-53-BZ

APPLICANT—Leonard F. Rothkrug, for Patrick Quagliano, owner.

SUBJECT—Application May 1, 1953—(decision of the borough superintendent), under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from garage for five motor vehicles, to garage for five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—1967-1969 Atlantic avenue, north side, 75 ft. west of Louis place (Block 1560, Lots 40 and 41), Borough of Brooklyn.

Laid over from June 22, 1954, to June 29, 1954, for applicant to submit additional information; then to July 20, 1954, for inspection and decision.

19-54-BZ

APPLICANT—Henry George Greene, for William Dropkin, owner.

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the demolition of existing structures and to permit the parking and storage of motor vehicles on unbuilt upon plot.

PREMISES AFFECTED—349-359 West 27th street, north side, 163 ft. 9 in. east of 9th avenue (Block 751, Lots 9-15 inclusive), Borough of Manhattan.

Laid over from June 29, 1954, to July 20, 1954, for inspection and decision; hearing closed.

33-54-BZ

APPLICANT—Ingram S. Carner, for Curatola Bros., owner.

SUBJECT—Application January 19, 1954—(decision of the borough superintendent) under sections 21 and 19A of the zoning resolution, to permit in the business use, D area district portion of a lot located in a residence and business use district the erection and maintenance of a business structure, using more than the area permitted, with entrance to loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—114-16 Rockaway boulevard, south side, 25.01 ft. west of 114th place (Block 11706, Lot 37), Ozone Park, Borough of Queens.

Laid over from June 29, 1954, to July 20, 1954, for inspection and decision without further argument; hearing closed.

34-54-A

APPLICANT—Ingram S. Carner, for Curatola Bros., owner.

SUBJECT—Application January 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—114-16 Rockaway boulevard, south side, 25.01 ft. west of 114th place (Block 11706, Lot 37), Ozone Park, Borough of Queens.

73-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Rossbach Realty Corp., owner.

SUBJECT—Application February 2, 1954—(decision of the borough superintendent) under sections 21 and 19A of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of stores, using more than the area permitted, and without the required loading berth.

PREMISES AFFECTED—2003-2009 Avenue U, north side, 25 ft. east of Ocean avenue (Block 7325, Lot 46), Borough of Brooklyn.

Laid over from June 29, 1954 to July 20, 1954, for inspection and decision without further argument; hearing closed.

126-54-BZ

APPLICANT—M. Martin Elkind, for Pasqual Falcone, owner.

SUBJECT—Application February 24, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district the extension to existing dwelling without the required set back from street line, and without the required side yard.

PREMISES AFFECTED—102-02 217th place and 217-30 102nd avenue, southwest corner, Block 11094, Lot 19, Queens Village, Borough of Queens.

Laid over from June 29, 1954 to July 20, 1954, for inspection and decision without further argument; hearing closed.

60-54-BZ

APPLICANT—Charles Costa, owner.

SUBJECT—Application January 28, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), motor vehicle repairs, and to permit the parking of motor vehicles waiting service, for a term of fifteen years.

PREMISES AFFECTED—904 Burke avenue, southeast corner of Bronxwood avenue (Block 4574, Lots 25 and 29), Borough of The Bronx.

Laid over from June 22, 1954, to July 7, 1954, for inspection and decision without further argument; hearing closed; then to July 20, 1954, for further inspection and decision.

89-38-BZ—Vol. III

APPLICANT—Herman Kron, for I. T. Flatto, owner.

SUBJECT—Application reopened February 2, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 21 and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use, C area district the extension and conversion of existing areas, using more than the area permitted, to garage for more than five motor vehicles, with business entrances nearer to residence use district than is permitted.

PREMISES AFFECTED—1656-1682 Palmetto street and 714 Cypress avenue, southeast corner, Block 3449, Lot 6, Ridgewood, Borough of Queens.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision without further argument.

299-54-A

APPLICANT—Herman Kron, for I. T. Flatto, owner.

SUBJECT—Application April 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—343 St. Nicholas avenue, 714 Cypress avenue and 1656-1682 Palmetto street, southeast corner of Cypress avenue (Block 3449, Lot 6), Ridgewood, Borough of Queens.

276-49-BZ—Vol. III

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo, owner.

SUBJECT—Application reopened April 6, 1954 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

CALENDAR

PREMISES AFFECTED—89-91 Madison street, north side, 277 ft. east of Catherine street, Block 277, Lots 8 and 9, Borough of Manhattan.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision without further argument; hearing closed.

163-54-BZ

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo, owner.

SUBJECT—Application March 8, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—34 Henry street, south side, 220 ft. east of Catherine street, Block 277, Lot 41, Borough of Manhattan.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision without further argument; hearing closed.

551-53-BZ

APPLICANT—George P. Ames, for Joseph F. Lynch, owner.

SUBJECT—Application July 16, 1953—re (decision of the borough superintendent), under sections 7i, 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, brake, battery and tire storage and service, motor vehicle repairs and to permit the parking of customers' cars waiting for service.

PREMISES AFFECTED—25-16 Francis Lewis boulevard, southwest corner of Bayside lane and 166-09 25th drive, northwest corner of Francis Lewis boulevard, Block 4914, Lot 12, Flushing, Borough of Queens.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision without further argument; hearing closed.

131-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station and store, to include lubritorium, car wash, motor vehicle repair shop, store and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision without further argument.

7-54-BZ

APPLICANT—Burke, Green and Groh, for Turnby Building Corp., owner.

SUBJECT—Application January 8, 1954—re (decision of the borough superintendent) under sections 7h and 7A of the zoning resolution, to permit in a residence use district portion of a plot located in a local retail and residence use district the parking and storage of motor vehicles for patrons of building (stores) under construction (no fee to be charged), with an entrance nearer to residence use district than is permitted.

PREMISES AFFECTED—24-07 to 24-17 150th street, east side, from 24th road to Willets Point boulevard; 150-01 to 150-17 24th road and 150-02 to 150-10 Willets Point boulevard, Block 4695, Lot 1, Whitestone, Borough of Queens.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision without further argument; hearing closed.

109-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bakery Products Realty Corp., owner.

SUBJECT—Application February 16, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy of existing structure from private garage to motor vehicle repair shop for owner's motor vehicles, and to permit the erection and maintenance of a gasoline service station (for use of owner only), and to permit the parking and storage of employees' and owner's motor vehicles on unbuilt upon portion of plot (no fee to be charged).

PREMISES AFFECTED—1173-1181 Madison street, north side, 250 ft. east of Central avenue, Block 3360, Lots 46, 47 and 48, Borough of Brooklyn.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision; hearing closed.

122-54-BZ

APPLICANT—Dominick Salvati and Son, for Charles Modica, owner.

SUBJECT—Application February 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district the erection and maintenance of stores, using more than the area permitted.

PREMISES AFFECTED—2156-2172 Coyle street, west side, 100 ft. north of Avenue V, Block 7367, Lot 29, Borough of Brooklyn.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision; hearing closed.

135-54-BZ

APPLICANT—Burke, Green and Groh, for William H. Tator, owner.

SUBJECT—Application February 17, 1954—re (decision of borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from dwelling to funeral parlor and dwelling, with parking space for visitors' cars on unbuilt upon portion of lot (no fee to be charged).

PREMISES AFFECTED—143-35 Farmers boulevard, northeast corner of 144th avenue, Block 13074, Lot 1, Springfield Gardens, Borough of Queens.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision; hearing closed.

136-54-A

APPLICANT—Burke, Green and Groh, for William H. Tator, owner.

SUBJECT—Application February 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—143-35 Farmers boulevard, northeast corner of 144th avenue, Block 13074, Lot 1, Springfield Gardens, Borough of Queens.

168-54-BZ

APPLICANT—Harry A. Yarish, for A. A. B. Holding Corp., owner.

SUBJECT—Application March 10, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from stores and motion picture theatre to stores and public market.

PREMISES AFFECTED—799-805 Washington avenue and 411 Lincoln place, southeast corner, Block 1180, Lot 6, Borough of Brooklyn.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision; hearing closed.

169-54-A

APPLICANT—Harry A. Yarish, for A.A.B. Holding Corp., owner.

SUBJECT—Application March 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—799-805 Washington avenue and 411 Lincoln place, southeast corner (Block 1180, Lot 6), Borough of Brooklyn.

CALENDAR

196-54-BZ

APPLICANT—Lama, Proskauer and Prober, for West 45th Street Garage Corp., owner.

SUBJECT—Application March 12, 1954—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use, B area district for a term of twenty-five years the erection and maintenance of a storage garage without the required rear yard.

PREMISES AFFECTED—251-257 West 45th street, north side, 150 ft. east of 8th avenue and 254 West 46th street, Block 1017, Lots 7 and 157, Borough of Manhattan.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision; hearing closed.

811-52-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Samuel D. Greenfield, owner.

SUBJECT—Application reopened June 15, 1954 for consideration as to amendment of resolution—re (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use, C area district, the extension of existing buildings into the residence use portion of plot, using more than the area permitted.

PREMISES AFFECTED—1116-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1734 East 12th street, Block 6794, Lots 14, 21, 22, 23 and 88, Borough of Brooklyn.

Laid over from July 7, 1954, to July 20, 1954, for inspection if necessary and decision without further argument; hearing closed.

905-53-BZ

APPLICANT—Paul Trapani, for John Missali, owner.

SUBJECT—Application December 23, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the maintenance of an existing one story structure as a commercial building (manufacturing).

PREMISES AFFECTED—900-900A East 213 street, southeast corner of Bronxwood avenue (Block 4683, Lot 49), Borough of The Bronx.

Laid over from June 8, 1954, to July 7, 1954, for inspection and decision without further argument; hearing closed; then to July 13, 1954, for applicant to submit further information and also whether certificate of occupancy has been issued and a copy of violation as to factory use of adjoining building; then to July 20, 1953, for inspection and decision without further argument; hearing closed.

60-30-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Philip Rush, William Lichenberg and Emanuel E. Lichenberg, owners.

SUBJECT—Application reopened February 24, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7e, 7h and 7i of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, office and showroom for new and used cars and parts department, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—84-11 to 84-19 (official 84-15) Parsons boulevard and 158-01 to 158-07 84th road, northeast corner, Block 9789, Lot 6, Jamaica, Borough of Queens.

Laid over from July 13, 1954, to July 20, 1954, at request of objector's attorney; no further adjournment.

571-41-BZ

APPLICANT—Nathaniel C. Saxe, for David Koss, owner.

SUBJECT—Application reopened June 29, 1954 re extension of term of variance—(decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in residence use dis-

trict, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—26-02 to 26-08 Seagirt avenue, north side, from Beach 26th to Beach 27th streets, 201-209 Beach 26th street and 202-212 Beach 27th street, Block 280, Lots 16 and 19, Far Rockaway, Borough of Queens.

802-41-BZ

APPLICANT—Nathaniel C. Saxe, for David Koss, owner.

SUBJECT—Application reopened June 29, 1954 re extension of term of variance—(decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—219 Beach 26th street, west side, 100 ft. south of Edgemere avenue and 220 Beach 27th street, Block 280, Lot 10, Edgemere, Borough of Queens.

575-37-BZ—Vol. III

APPLICANT—A. H. Salkowitz, for Morris Kahan, owner.

SUBJECT—Application reopened April 6, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7h and 7A of the zoning resolution, to permit in a business use district the extension in area of existing gasoline service station, lubritorium, car wash, motor vehicle repair shop and the parking of motor vehicles waiting service.

PREMISES AFFECTED—60-93 Flushing avenue, northwest corner of 61st street, Block 2697, Lot 51, Maspeth, Borough of Queens.

1446-39-BZ—Vol. III

APPLICANT—A. H. Salkowitz, for North Shore Building Co., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service and selling station, lubritorium, motor vehicle repairs and office, with a curb cut nearer the residence use district than is permitted and to permit the erection of a sign and sign standard above level of first story and projecting beyond the building line; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—34-67 Francis Lewis boulevard, northeast corner of 35th avenue, Block 6077, Lot 43, White-stone, Borough of Queens.

414-41-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Mildred Slatkow, owner.

SUBJECT—Application reopened March 16, 1954 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and local retail use district the extension in area of existing parking and storage of motor vehicles.

PREMISES AFFECTED—2914-2926 West 17th street, west side, 100 ft. south of Mermaid avenue and 2913-2915 West 19th street, east side, 100 ft. south of Mermaid avenue, Block 7061, Lots 14 and 16, Borough of Brooklyn.

541-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Rusello, owner.

SUBJECT—Application reopened March 9, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district the combining of two buildings at rear of site into one building to be used as a motor vehicle repair shop, body and fender work, incidental paint and spray work; and to permit the erection and maintenance on the front of the site of a gasoline service station; lubritorium, car wash, motor vehicle repairs, storage

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and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—9001-9011 4th avenue and 402-414 90th street, southeast corner, Block 6082, Lot 6, Borough of Brooklyn.

258-53-BZ—Vol. II

APPLICANT—John J. McNamara, for Stoddard Theatres, Inc., owner.

SUBJECT—Application reopened June 8, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the construction of an extension of the second floor across entire building, within the present envelope.

PREMISES AFFECTED—2431-2439 Broadway, southwest corner of West 90th street, Block 1237, Lot 52, Borough of Manhattan.

571-53-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Astoria Motors, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. II re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail use district the erection and maintenance of an automatic automobile laundry for a term of fifteen years.

PREMISES AFFECTED—8406 Queens boulevard and 52-21 Van Loon street, southeast corner, Block 2477, Lot 1, Newtown, Borough of Queens.

814-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis Giancarulo, Dominick Bartenope, G. Carlino Inc., owners.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the demolition of all buildings on the plot and the reconstruction and extension of existing gasoline service station on lot 41 to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—94-102 4th avenue and 589-597 Warren street, northwest corner, Block 395, Lots 37-41 inclusive and Lot 43, Borough of Brooklyn.

147-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruckner Boulevard Leasing Corp., owner.

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the maintenance of existing legal high speed (automatic) auto laundry and to permit the erection and maintenance, for a term of fifteen years of a gasoline service station, lubritorium, motor vehicle repairs, storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—482-504 Utica avenue, west side, from Midwood street to Maple street, 842-850 Maple street and 861-871 Midwood street, Block 4589, Lot 95, Borough of Brooklyn.

202-54-BZ

APPLICANT—Patrick D. Concagh, for Fannie DiLello, owner.

SUBJECT—Application March 18, 1954—(decision of the borough superintendent) under sections 7a, 7c and 7e of the zoning resolution, to permit in a residence use district the extension of accessory building on existing gasoline service station, lubritorium, car wash, motor vehicle repairs and office, to be used for lubritorium and car wash (non automatic).

PREMISES AFFECTED—3020 Eastchester road, east side, 150.06 ft. north of Adey avenue, Block 4766, Lots 43 and 46, Borough of The Bronx.

269-54-BZ

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the extension to existing synagogue and community building using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—109-25 to 109-27 114th street, east side, 212.5 ft. south of 109th avenue, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

270-54-A

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—109-25 to 109-27 114th street, east side, 212.5 ft. south of 109th avenue, 1st floor, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

286-54-BZ

APPLICANT—Max Horn, for Bernice Service Corp., owner.

SUBJECT—Application March 31, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—41-46 Rockaway Beach boulevard and 310 Beach 42nd street, northeast corner, Block 365, Lot 6, Edgemere, Borough of Queens.

288-54-BZ

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

SUBJECT—Application April 7, 1954—(decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit in an unrestricted use, B area and 1½ times height district the erection and maintenance of a structure in excess of height permitted and without the required loading berths.

PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

332-54-BZ

APPLICANT—Wechsler and Schimmenti, for 842 Broadway Associates, owner.

SUBJECT—Application April 23, 1954—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business and retail use district the change in occupancy of part of first floor and part of cellar to garage for more than five motor vehicles, by the construction of a ramp and new doors.

PREMISES AFFECTED—842-846 Broadway, northeast corner of East 13th street and 140-150 4th avenue, Block 565, Lot 21, Borough of Manhattan.

375-54-BZ

APPLICANT—Charles C. Weinstein, for Salvator Molfetta, owner.

SUBJECT—Application May 11, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district the erection and maintenance of a storage garage, presently used for parking of our trucks on part of plot.

PREMISES AFFECTED—2841 Bruckner boulevard, northeast corner of Quincy avenue, Block 5306, Lots 103, 104, 107, 109 and 110, Borough of The Bronx.

399-54-BZ

APPLICANT—Andrew DiCamillo, for Anthony Maggi, owner.

SUBJECT—Application May 14, 1954—(decision of the borough superintendent) under section 21 of the zoning

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resolution, to permit in a residence use, E area district the erection and maintenance of a one family dwelling and two car accessory garage using more than the area permitted.

PREMISES AFFECTED—222 84th street, south side, 160 ft. east of Ridge boulevard, Block 6024, Lot 15, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 20, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 20, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

912-52-SM

APPLICANT—Emanuel M. Glick, for the Dow Chemical Co., owner.

SUBJECT—Application December 24, 1952—Styrofoam No. 22 and No. 33 (insulation), approval of.

230-54-SA

APPLICANT—Columbia Boiler Co. of Pottstown, owner.

SUBJECT—Application March 30, 1954—Columbia Boiler Co., of Pottstown Gas-Fired Heating Unit, Models GLB, G16, G18 and G19, approval of.

626-52-SM

APPLICANT—Limestone Products Corp., for Larsen Products Corp., owner.

SUBJECT—Application August 4, 1952—Plaster-Weld (bonding agent), approval of.

578-53-SM

APPLICANT—The Richmond Fireproof Door Co., owner.

SUBJECT—Application July 15, 1953—Richmond Flush Hollow Metal Door, Model FD, approval of.

580-53-SM

APPLICANT—Samuel Cohen, for Superior Fireproof Door and Sash Co., owner.

SUBJECT—Application July 24, 1953—Superior Flush Hollow Metal Insulated Fireproof Door (1¼ in. thick), ¾, 1 and 1½ hr. rating, approval of.

817-52-SA

APPLICANT—Burdett Manufacturing Co., owner-manufacturer.

SUBJECT—Application October 14, 1952—Burdett Radiant Heat Combustion Systems, approval of.

644-51-SM

APPLICANT—Granco Steel Products Co., owner-manufacturer.

SUBJECT—Application November 5, 1952—COFAR Concrete Floor and Roof Construction, approval of.

720-53-SA

APPLICANT—Fostoria Pressed Steel Corp., owner.

SUBJECT—Application October 7, 1953—Durabake Mobil-Dry Ovens (electric), Models 424V, 434V, 437V and 414V, approval of.

931-50-A

APPLICANT—Keogh, Brennan and Maged, for Cunningham Oaks, Inc., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—215-04, 215-06, 215-10 and 215-12 69th avenue, 69-05, 69-07, 69-09 to 69-17, 69-19 to 69-27 215th street; 69-04, 69-06, 69-08 to 69-16, 69-18 to 69-26 Bell boulevard (Block 7638, Lot 12); 69-11 to 69-51 213th street, 69-04, 69-06, 69-30 to 69-36 215th street; 214-12 and 214-14 69th avenue; 213-05 to 213-29, 214-03, 214-05, 214-

09, 214-11 73rd avenue (Block 7636, Lot 7); 210-06 to 210-22, 211-02 to 211-20, 212-02 to 212-16, 213-12 to 213-30, 214-06, 214-08 69th avenue; 210-05 to 210-25, 211-01 to 211-21, 212-01 to 212-21 73rd avenue; 69-05, 69-07, 69-15 to 69-53 210th street; 69-04, 69-06, 69-10 to 69-44, 69-48, 69-50 213th street (Block 7633, Lot 1), Bayside, Borough of Queens.

324-52-A

APPLICANT—Keogh, Brennan and Maged, for Alley Park Housing Corp., owner.

SUBJECT—Application April 23, 1952—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—61-51 to 61-53 Springfield boulevard; 221-52 to 221-78 Horace Harding boulevard; 221-07 to 221-29 64th avenue; 61-20 to 61-78 223rd place; 61-02 to 61-16 224th street (Block 7644, Lot 2); 61-19 to 61-69 and 64-01 to 64-71 223rd place; 61-22 to 61-52 and 64-02 to 64-40 224th street; 223-01 to 223-63 65th avenue (Block 7558, Lot 2); 224-47 to 224-65 67th avenue; 64-03 to 64-39 and 65-27 to 65-57 224th street; 224-02 to 224-64th avenue and 65-01 to 65-25 65th avenue (Block 7660, Lot 2), Bayside, Borough of Queens.

702-53-A

APPLICANT—Ferdinand Savignano, for 176 Grand St. Corp., owner.

SUBJECT—Application September 4, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—176-180 Grand street, north side, 24 ft. 9 in. east of Market place, Block 471, Lot 25, Borough of Manhattan.

193-54-A

APPLICANT—Simon B. Zelnik, for 14 West 17th Street Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—14-16 West 17th street, south side, 250 ft. west of 5th avenue (Block 818, Lot 59), Borough of Manhattan.

334-54-A

APPLICANT—Siegel and Green, for Estate of Louis Brenner, owner.

SUBJECT—Application April 30, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—12 West 17th street, south side, 220 ft. west of 5th avenue (Block 818, Lot 58), Borough of Manhattan.

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

160-54-A

APPLICANT—Lama, Proskauer and Prober, for The National Sugar Refining Co., owner.

SUBJECT—Application filed March 5, 1954 to permit the erection of a roof sign in the vicinity of the site of the United Nations Headquarters.

PREMISES AFFECTED—1-02 to 1-20 (1-10 official) 56th avenue and 56-01 to 56-39 1st street, southeast corner and 56-02 to 56-24 2nd street, Block 3, Lot 1, Long Island City, Borough of Queens.

731-53-A

APPLICANT—Elias K. Herzog, for 1351 Amsterdam Realty Corp., owner (Hart Iron Works, lessee).

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SUBJECT—Application October 13, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1351 Amsterdam avenue, east side, 25 ft. south of West 126th street and 470 West 126th street, Block 1966, Lot 108, Borough of Manhattan.

888-53-A

APPLICANT—Siegel and Green, for Frederick C. Thomson, owner (Arrow Cleaners and Dyers, Inc., lessee)

SUBJECT—Application December 16, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—637 East 132nd street, north side, 150 ft. west of Cypress avenue, Block 2546, Lot 64, Borough of The Bronx.

347-54-A

APPLICANT—John F. Fitzsimons, for Little Neck Construction Co., Inc., owner.

SUBJECT—Application May 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—253-01 to 253-19 57th avenue, north side, 35.77 ft. 77.27 ft., 118.77 ft., 160.27 ft., and 201.77 ft., west of 254th street; 253-23 57th avenue, northwest corner of 254th street and 251-49 57th avenue, north side, 284-77 ft. west of 254th street (Block 8340, Lots 34, 38, 40, 42, 44, 46 and 50), Douglaston, Borough of Queens.

268-54-A

APPLICANT—Abraham Grossman, for Markstone Realty Corp., owner.

SUBJECT—Application April 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—317 West 29th street, north side, 246 ft. west of 8th avenue (Block 753, Lot 27), Borough of Manhattan.

862-53-A

APPLICANT—Renander and Miller for Rose Korby, owner.

SUBJECT—Application November 27, 1953—filed pursuant to section 35 of the General City law re premises located in bed of mapped street—Liberty avenue.

PREMISES AFFECTED—94-09 to 94-13 Union Hall street, east side, 289.03 ft. north of Liberty avenue, Block 10106, Lot 95, Jamaica, Borough of Queens.

283-54-A

APPLICANT—Arthur B. Lincoln, for Carmine Verdino, owner.

SUBJECT—Application April 19, 1954 filed pursuant to section 35, General City Law re premises in bed of mapped street proposed—111th avenue.

PREMISES AFFECTED—109-03 Rockaway boulevard, north side, in bed of 111th avenue, Block 11476, Lot 77, Ozone Park, Borough of Queens.

927-53-A

APPLICANT—Elias K. Herzog, for 471 Park Avenue Corp., owner.

SUBJECT—Application December 28, 1953—Appeal from decision of the borough superintendent.

PREMISES AFFECTED—115 East 57th street, north side, 130 ft. east of Park avenue, Block 1312, Lot 6, Borough of Manhattan.

5-54-A

APPLICANT—Samuel Katz, owner.

SUBJECT—Application January 6, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—Block bounded by College Point Causeway, 30th avenue, 122nd street and Tallman boulevard, Block 4395, Lot 1, Block 4393, Lots 1 and 32 and Block 4392, Lots 1 and 27, College Point, Borough of Queens.

420-53-A—Vol. II

APPLICANT—Prowler and Sushan, for Pierre Allen, owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—387-389 Bedford Park boulevard, east side, 80 ft. south of Decatur avenue, 1st floor and cellar; Block 3280, Lot 5, Borough of The Bronx.

509-54-A

APPLICANT—Morris Rothstein and Son, for Freshland, Inc., owner.

SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1216-1230 East 99th street, west side, 412 ft. to 572 ft. inclusive, north of Avenue M, Block 8263, Lots 48 to 53 inclusive, Borough of Brooklyn.

510-54-A

APPLICANT—Morris Rothstein and Son, for Freshland, Inc., owner.

SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1258-1282 East 99th street, northwest corner of Avenue M and west side of East 99th street, 224 ft. north of Avenue M, Block 8263, Lots 1 and 60 to 66 inclusive, Borough of Brooklyn.

4-54-A—Vol. II

APPLICANT—M. Martin Elkind, for William T. Wicks, owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—143-26 Quince avenue, south side, 215.69 ft. east of Bowne street, Block 5234, Lot 12, Flushing, Borough of Queens.

62-54-A

APPLICANT—DeRose and Cavalieri, for Joseph Guarino and Silveriox Falconieri, owners.

SUBJECT—Application February 1, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3025 3rd avenue, west side, 51.40 ft. north of East 155th street, Block 2377, Lot 55, Borough of The Bronx.

389-54-A

APPLICANT—Shell Oil Company, owner.

SUBJECT—Application May 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—West side of Edison avenue, 311.67 ft. north of canal, Eastchester Creek, Block 4974, Lot 101, Borough of The Bronx.

139-54-A

APPLICANT—Arnold W. Lederer, for Richard J. Cerosa, owner.

SUBJECT—Application February 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4218 Fort Hamilton parkway, northwest corner of 43rd street, Block 5596, Lots 49-51, Borough of Brooklyn.

394-54-A

APPLICANT—Irving Kudroff, for Gertrude Parkas and Ida G. Levine, owners.

SUBJECT—Application May 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—249-253 William street and 7-11 New Chambers street, northwest corner, Block 119, Lots 37 and 38, Borough of Manhattan.

335-54-A

APPLICANT—Brook Refrigerating Co., Inc., for New York Central Railroad, owner.

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SUBJECT—Application March 31, 1954—Appeal from a decision of the fire commissioner.
PREMISES AFFECTED—529-533 Westchester avenue, north side, 190 ft. east of Brook avenue, Block 2359, Lot 1, Borough of The Bronx.

524-54-A

APPLICANT—H. G. Meinke, for Consolidated Edison Co., of New York, Inc., owner.

SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—135-169 John street, north side, from Gold street to Hudson avenue, Block 12, Lot 1, Borough of Brooklyn.

505-54-A

APPLICANT—Louis Lieberman, for Rose T. Bergman, owner.

SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1559 55th street, north side, 100 ft. west of 16th avenue, Block 5484, Lot 53, Borough of Brooklyn.

296-54-A

APPLICANT—Patrick D. Concagh, for Waldorf Astoria Hotel Corp., owner.

SUBJECT—Application April 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—301-309 Park avenue, 538-556 Lexington avenue, 81-121 East 49th street and 80-120 East 50th street, entire block, Block 1304, Lot 1, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JULY 26, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Monday morning, July 26, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

637-52-A—Vol. II

APPLICANT—Spear and Co., lessee (Nadeline Inc., owner).

SUBJECT—Application reopened November 4, 1953 as Vol. II—re Appeal from an order and decision of the fire commissioner.

PREMISES AFFECTED—22-30 West 34th street, south side, 425 ft. west of 5th avenue (Block 825, Lot 56), Borough of Manhattan.

680-52-A—Vol. II

APPLICANT—Spear and Co., lessee, for Nadeline, Inc., owner.

SUBJECT—Application reopened November 4, 1953—Appeal from a decision re an order of the fire commissioner, (previously withdrawn).

PREMISES AFFECTED—22-26 West 34th street, south side, 425 ft. west of 5th avenue (Block 835, Lot 56), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JULY 27, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 27, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

150-54-BZ

APPLICANT—Lama, Proskauer and Prober, for William nue (250-04 official) and 84-01 to 84-09 205th street, south-

SUBJECT—Application March 2, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit for a term of fifteen years in the retail use portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, store, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance nearer to residence use district than is permitted.

PREMISES AFFECTED—3951-3963 (3957 official) Laconia avenue and 1061-1071 East 224th street, northwest corner (Block 4871, Lots 1 and 72), Borough of the Bronx.

Laid over from June 29, 1954 to July 13, 1954, to be considered with Cal. No. 870-47-BZ on that date; then to July 27, 1954, for inspection and decision; hearing previously closed.

870-47-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for S.M.S. Parts and Service Inc. and Frank Solicito, owners.

SUBJECT—Application reopened May 4, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a lot located in a residence and retail use district the conversion of one family dwelling, accessory garage, battery and ignition shop to one family dwelling, motor vehicle repair shop and gasoline service station.

PREMISES AFFECTED—1100-1108 East 222nd street and 3866-3868 Laconia avenue, southeast corner, Block 4716, Lots 6 and 8, Borough of The Bronx.

Laid over from July 13, 1954, to July 27, 1954, for consideration in connection with other applications in the area.

241-54-BZ

APPLICANT—Paul Resnick, for 120 East 66th, Inc., owner.

SUBJECT—Application April 8, 1954—(decision of the borough superintendent) under section 19B(d) of the zoning resolution, to permit in a residence use district the erection and maintenance of a class A multiple dwelling, without the required space for the parking or storage of passenger automobiles.

PREMISES AFFECTED—114-120 East 66th street, south side, 150 ft. west of Lexington avenue (Block 1400, Lots 62-65 inclusive), Borough of Manhattan.

Laid over from June 29, 1954 to July 13, 1954, for consideration and decision without further argument; hearing closed; then laid over from July 13, 1954 to July 27, 1954, for decision; hearing closed.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district portion of a lot located in a residence and unrestricted use, A area district the erection and maintenance of an additional building, using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision without further argument; hearing closed.

47-54-BZ

APPLICANT—Siegel and Green, for Bugs Realty Co., Inc., owner (New Era Cleaners Inc., lessee).

SUBJECT—Application January 27, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, E area district the extension of existing dry cleaning establishment with a portion of building nearer to street line than is permitted.

CALENDAR

PREMISES AFFECTED—1500 Ericson place and 2813 Maitland avenue, northeast corner, Block 5383, Lots 1 and 62, Borough of The Bronx.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision; hearing closed.

95-54-BZ

APPLICANT—Bishop G. Polizoides, for Sophie Polis, owner.

SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the erection and maintenance of a two family dwelling without the required set back.

PREMISES AFFECTED—111-04 38th avenue, southeast corner of 111th street, Block 1783, Lot 11, Corona, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision; hearing closed.

154-54-BZ

APPLICANT—Leonard F. Rothkrug, for New York Lien Corp., owner.

SUBJECT—Application March 5, 1954—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, storage and sale of accessories and office.

PREMISES AFFECTED—3220-3224 Westchester avenue and 3101-3109 Wilkinson avenue, southeast corner, Block 4239, Lot 1, Borough of The Bronx.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision; hearing closed.

161-54-BZ

APPLICANT—Roe and Kramer, for Rupert B. Thomas, Ina M. Terrell and Katherine T. Hyde, owners.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from open air salesroom for automobiles and parking lot, to permit the erection and maintenance of a commercial building (restaurant and retail food shop), with off street parking area for patrons and employees cars, and to permit the erection of business signs.

PREMISES AFFECTED—141-57 Northern boulevard, northwest corner of Parsons boulevard, Block 5002, Lot 74, Flushing, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision; hearing closed.

162-54-BZ

APPLICANT—Paul Friedman, for Kollman Realty Corp., owner.

SUBJECT—Application March 8, 1954—(decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—250-02 to 250-14 Hillside avenue (250-04 official) and 84-01 to 84-09 250th street, southeast corner, Block 8604, Lot 85, Bellerose, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision; hearing closed.

173-54-BZ

APPLICANT—Samuel Rosenblum, for New York Awning Co., owner.

SUBJECT—Application March 11, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles including trucks.

PREMISES AFFECTED—348-350 West 53rd street, south side, 245 ft. east of 9th avenue, Block 1043, Lots 153 and 54, Borough of Manhattan.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision; hearing closed.

211-54-BZ

APPLICANT—A. David Rosen, for Henry Bender, owner (George J. Caron and Harry Taylor, lessees).

SUBJECT—Application March 23, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the erection and maintenance of an automobile laundry (automatic), conducted as the principal business of establishment.

PREMISES AFFECTED—36-32 21st street, west side, 123.04 ft. north of 37th avenue, and 36-31 14th street, Block 349, Lot 5, Long Island City, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision; hearing closed.

551-52-BZ

APPLICANT—Cole and Liebmann, for Faroad Realty Corp., owner.

SUBJECT—Application reopened July 7, 1954 re extension of time to complete—(decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a local retail use, D area district, the erection and maintenance of retail stores using more than the area permitted.

PREMISES AFFECTED—557-571 East 105th street, northeast corner of Farragut road, Block 8155-B, Lots 7, 8 and 11, Borough of Brooklyn.

924-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Theodore Tannor, owner.

SUBJECT—Application reopened July 7, 1954 re amendment of resolution—(decision of the borough superintendent) previously granted on condition, under sections 7e, 7f and 7A of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), storage and sale of accessories; and permitting the parking of cars waiting to be serviced; with a show window and signs nearer to residence use than is permitted; for a term of fifteen years.

PREMISES AFFECTED—4102-4114 Avenue H and 1677-1687 Albany avenue, southeast corner, Block 7745, Lot 40, Borough of Brooklyn.

755-53-BZ

APPLICANT—Nathaniel C. Saxe, for Ruby Goldenberg, owner.

SUBJECT—Application October 22, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—31-50 Seagirt avenue and 178 Beach 32nd street, southeast corner (Block 300, Lot 1), Edgemere, Borough of Queens.

Laid over from June 15, 1954, for inspection and decision; date to be set. The applicant has amended the basis of his application to read Section 7, Subdivision h instead of Section 7, Subdivision e; then set for July 27, 1954.

110-54-BZ

APPLICANT—Leonard F. Rothkrug, for Fourteenth Investing Corp., owner.

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—219-221 Union street, north side, 310 ft. west of Clinton street (Block 338, Lots 49 and 50), Borough of Brooklyn.

Laid over from June 22, 1954, for inspection and decision; date to be set; then set for July 27, 1954.

CALENDAR

732-41-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Company, owner.

SUBJECT—Application reopened December 22, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the demolition of accessory building and the reconstruction of existing gasoline service station to include new accessory building with lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office; and the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—100-01 to 100-15 Beach Channel drive and 332-340 Beach 101st street, southeast corner and 331-337 Beach 100th street, Block 585, Lot 40, Rockaway Beach, Borough of Queens.

Laid over from June 29, 1954, for inspection and decision; hearing closed; date for decision to be set. Applicant to file revised plans; then set for July 27, 1954.

165-48-BZ—Vol. II

APPLICANT—Paul Trapani, for Victor Minichiello, owner.

SUBJECT—Application reopened December 8, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the addition of an automatic auto laundry (principal business), to existing gasoline service station, lubritorium, motor vehicle repairs, and restaurant.

PREMISES AFFECTED—2580 Gunther avenue and 1738 Gun Hill road, southeast corner, Block 4494, Lots 44 and 46, Borough of The Bronx.

Laid over from June 29, 1954, for inspection and decision hearing closed; date for decision to be set. Applicant to submit additional information re ownership and revised plans showing arrangement; then set for July 27, 1954.

189-49-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner (Cities Service Oil Company, lessee).

SUBJECT—Application reopened September 22, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station and accessory building to include lubritorium, car washing, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—6571 Broadway, northwest corner of West 260th street, Block 3423N, Lot 1059, Borough of The Bronx.

Laid over from June 29, 1954, for inspection and decision; hearing closed; date for decision to be set; then set for July 27, 1954.

317-49-BZ—Vol. II

APPLICANT—Gabriel Nathan, for Jacob Sharnack, owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re (decision of the borough superintendent) under sections 21 and 19A(h) of the zoning resolution, to permit in an unrestricted use, C area district the change in occupancy from manufacturing, bottling works, loading platform and storage of beverages and trucks, offices, rest-rooms, and tank room, to bottling works, factories and offices, using more than the area permitted, and without the required height for entrance of loading berth.

PREMISES AFFECTED—1036-1044 Beach 22nd street, east side, 325 ft. north of Cornaga avenue, Block 214, Lot 27, Far Rockaway, Borough of Queens.

Laid over from June 29, 1954, for inspection and decision; hearing closed; date for decision to be set; then set for July 27, 1954.

8-54-BZ

APPLICANT—Armor Elevator Co., Inc., for Valentine Geib, owner (Valentine Geib, Jr., lessee).

SUBJECT—Application January 8, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of motor vehicles of employees of Armor Elevator Co., Inc.

PREMISES AFFECTED—35-25 33rd street, east side, 240.22 ft. south of 35th avenue (Block 606, Lot 12), Long Island City, Borough of Queens.

Laid over from June 29, 1954, for inspection and decision without further argument; date for decision to be set; then set for July 27, 1954.

114-54-A

APPLICANT—Burke, Green and Groh, for Edna Delmoor, owner.

SUBJECT—Application February 17, 1954—filed pursuant to sec. 35, General City Law re premises located in bed of a mapped street—proposed widening of Hook Creek boulevard.

PREMISES AFFECTED—132-10 Hook Creek boulevard, northwest corner of 132nd road (Block 12981, Lot 118), Rosedale, Borough of Queens.

209-54-A

APPLICANT—Henry G. Harris, for Ludmill Realty Corp., owner (Crown Heights Nursing Home, lessee).

SUBJECT—Application March 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—800 St. Marks avenue, south side, 150 ft. east of New York avenue (Block 1228, Lot 17), Borough of Brooklyn.

361-54-A

APPLICANT—Henry G. Harris, for Ludmill Realty Corp., owner (Crown Heights Nursing Home), lessee.

SUBJECT—Application May 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—905 Prospect place, north side, 150 ft. east of New York avenue (Block 1228, Lot 17), Borough of Brooklyn.

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rudolph and Bertha Pollak, SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N.B. 567-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julius DeMasi and Florence Lociceio.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Dominick W. Ciminiello.

CALENDAR

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.

PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Anthony M. and Sarah Capuano.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Cono and Nancy Giardina.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglia, Jr.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rhersen and Beatrice Kaufman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 573-52 (constructed not in accordance with approved plans).

PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Henry and Dorothy Kurtz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11507-52 issued re N.B. 574-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Manuel and Theresa Molines.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Arthur and Julia Sussman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benjamin and Helen Katz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Max Kanak.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

641-51-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Taj Mahal Realty Corp., owner (Samuel Hechter, lessee).

SUBJECT—Application reopened April 27, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—725 St. Marks avenue, north side, 300 ft. east of Nostrand avenue, attic floor; Block 1220, Lot 63, Borough of Brooklyn.

615-53-A

APPLICANT—Leonard F. Rothkrug, for Rose Tota, owner.

SUBJECT—Application August 7, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—182 Jackson street, south side, 125 ft. west of Humboldt street, Block 2750, Lot 17, Borough of Brooklyn.

750-45-A

APPLICANT—Leonard F. Rothkrug, for 311 Greene Ave. Corporation, owner.

SUBJECT—Application reopened July 7, 1954 re amendment of resolution—Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—311-317 Greene avenue, north side, 178 ft. 3 in. east of Classon avenue, Block 1953, Lot 64, Borough of Brooklyn.

154-52-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Jamco Realty Co., owner (J. A. Melnick Co. Inc., lessee).

CALENDAR

SUBJECT—Application reopened July 7, 1954 as Vol. II—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—129 51st street, north side, 206 ft. 8 in. west of 2nd avenue and 138-164 50th street, Block 788, Lot 25, Borough of Brooklyn.

552-54-A

APPLICANT—Charles N. and Selig Whinston, for Louis Katz and Henry Hirsch, owners.
SUBJECT—Application June 29, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—42 East 69th street, south side, 150 ft. west of Park avenue, Block 1383, Lot 43, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 14, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 14, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

20-43-BZ

APPLICANT—George H. Cohn, for Crew Levick Corporation, owner.
SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.
PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises.

757-53-BZ

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).
SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five cars on first and second floors, to office, storage of paper stock and twine on first floor, and manufacture of paper boxes and storage of paper stock on second floor.
PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

Laid over from June 8, 1954, to September 14, 1954, at request of applicant. Applicant to notify property owners in affected area by registered mail within two weeks of adjourned date.

218-54-BZ

APPLICANT—Ingram S. Carner, for Rosalie Krenkel and Louis Mintz, owners.
SUBJECT—Application March 30, 1954—(decision of the borough superintendent) under sections 7f and 21 of the

be serviced, with an entrance (curb cut) nearer the rezoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (automatic), storage and sale of accessories and the parking of motor vehicles waiting to denice use district than is permitted.

PREMISES AFFECTED—5401-5427 Flatlands avenue and 1187-1197 East 54th street, northeast corner, Block 7780, Lots 9, 14 and 15, Borough of Brooklyn.

Laid over from July 13, 1954, to September 14, 1954, at request of attorney for objectors; no further requests for adjournments.

758-53-A

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Concord Paper and Box Co., Inc., lessee).
SUBJECT—Application October 15, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.
OWNER OF PREMISES—Burndy Engineering Co., Inc.
SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re vocation of Certificate of Occupancy 4773-48 re Alt. 361-48.
PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

534-52-A

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.
SUBJECT—Application June 19, 1952—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neil avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

295-54-A

APPLICANT—Ingram S. Carner, for Shellrock Realty Corp., owner.
SUBJECT—Application April 13, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—136-16 to 136-20 Farmers boulevard, west side, 104.76 ft. south of Garrett street, 2nd floor; Block 12529, Lot 6, St. Albans, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 21, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 21, 1954*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

393-54-A

APPLICANT—J. T. Kelleher, borough superintendent.
OWNERS OF PREMISES—Thomas J. and Margaret White.
SUBJECT—Application May 18, 1954—re Revocation of Certificate of Occupancy Q87507, issued February 24, 1953, re N. B. 5106-52.
PREMISES AFFECTED—150-29 116th street, east side, 98.63 ft. north of North Conduit avenue, Block 11839, Lot 22, Ozone Park, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

SEPTEMBER 28, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, September 28, 1954, at 2 o'clock in Room 1013 Municipal Building, Manhattan, on the following matter:

778-53-A

APPLICANT—John T. Kelleher, borough superintendent, Borough of Queens.

OWNERS OF PREMISES—Herman Haken and H. L. Kreuscher.

SUBJECT—Application October 30, 1953—Revocation of Certificate of Occupancy #Q91444 issued 9/14/53.

PREMISES AFFECTED—106-01 Merrick boulevard, southeast corner of 106th avenue, Block 10237, Lot 5, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 13, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 29, 1954, were approved as printed in the Bulletin of July 6, 1954, Vol. 39, No. 27.

60-30-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Philip Rush, William Lichenberg and Emanuel E. Lichenberg, owners.

SUBJECT—Application reopened February 24, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7e, 7h and 7i of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, office and showroom for new and used cars and parts department, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—84-11 to 84-19 (official 84-15) Parsons boulevard and 158-01 to 158-07 84th road, northeast corner, Block 9789, Lot 6, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Harry T. Constas, Herbert A. O'Brien and Rev. Nicholas Forges.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954, at 10 A. M. at request of objector's attorney; no further adjournment.

400-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Bilous, owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, for a term of twenty years, the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6626, Lot 50, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and E. Grooks.

For Opposition: Edward Sharf, Jacob S. Schulman, Edwin Nuenberg, Gertrude Helenius, M. Gresack, Sam-

uel Bodian for Park Dept., Martha Beha, William Benjamin, Jean Mayo, S. Gresack, Robert Drew, Hazel Briller, David Briller, Robert B. Miller, Emmy Gautschi, Ruth Miller, Joseph Jains and Ernest Gautschi.

For Administration: C. C. McKeever, Queens Borough President's office.

ACTION OF BOARD—Laid over to November 16, 1954, at 10 A. M. for possible withdrawal in event premises is acquired for park purposes.

870-47-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for S. M. S. Parts and Service Inc. and Frank Solicito, owners.

SUBJECT—Application reopened May 4, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a lot located in a residence and retail use district, the conversion of one family dwelling, accessory garage, battery and ignition shop to one family dwelling, motor vehicle repair shop and gasoline service station.

PREMISES AFFECTED—1100-1108 East 222nd street and 3866-3868 Laconia avenue, southeast corner, Block 4716, Lots 6 and 8, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh and Frank Mastandrea.

For Opposition: Alfred Marer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, at 10 A. M. for consideration in connection with other applications in the area.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district portion of a lot located in a residence and unrestricted use, A area district, the erection and maintenance of an additional building, using more than the area permitted.

PREMISES AFFECTED—32-46 to 32-60 60th street, west side, 100 ft. north of Northern boulevard (Block 1160, Lot 36), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Francis J. Columbia, Benjamin Shannen, Charles Belle, Eleanor Hannafin and Arthur Entenmann and Martin J. Costello.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

MINUTES

905-53-BZ

APPLICANT—Paul Trapani, for John Missali, owner.
SUBJECT—Application December 23, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the maintenance of an existing one story structure as a commercial building (manufacturing).

PREMISES AFFECTED—900-900A East 213 street, southeast corner of Bronxwood avenue (Block 4683, Lot 49), Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Trapani.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954 at 10 A. M. for inspection and decision without further argument; hearing closed.

47-54-BZ

APPLICANT—Siegel and Green, for Bugs Realty Co., Inc., owner (New Era Cleaners Inc., lessee).

SUBJECT—Application January 27, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, E area district, the extension of existing dry cleaning establishment with a portion of building nearer to street line than is permitted.

PREMISES AFFECTED—1500 Ericson place and 2813 Maitland avenue, northeast corner (Block 5383, Lots 1 and 62), Borough of The Bronx.

APPEARANCES—

For Applicant: Max B. Siegel, H. Naparstek and Abe Naparstek.
For Opposition: Joseph B. Stio, Catherine Moccio, W. R. Fichlel, J. Romurue, A. Vergino, Edith Anderson, Alfonso Raimors, John Fackner, Anthony L. Meleski, Florence J. Meleski, E. Boesch, N. J. Tonner, Marie Appel, Carlo Ventimiglia, Louis Ferri, Cornelius Sliter, Patsy Benenati, Sebastian Puhafoto and Gladys Anderson.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, at 10 A. M. for inspection and decision; hearing closed.

95-54-BZ

APPLICANT—Bishop G. Polizoides, for Sophie Polis, owner.

SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a two family dwelling without the required set back.

PREMISES AFFECTED—111-04 38th avenue, southeast corner of 111th street (Block 1783, Lot 11), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Bishop G. Polizoides and Kyriacos A. Kalfas.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, 10 A.M. for inspection and decision; hearing closed.

150-54-BZ

APPLICANT—Lama, Proskauer and Prober, for William L. McDonald and The Clareve Corp., owners.

SUBJECT—Application March 2, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit for a term of fifteen

years in the retail use portion of a plot located in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, store, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance nearer to residence use district than is permitted.

PREMISES AFFECTED—3951-3963 (3957 official) Laconia avenue and 1061-1071 East 224th street, northwest corner (Block 4871, Lots 1 and 72), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: C. J. Cammarata for N. Y. C. Housing Authority and Alfred Marer.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, at 10 A.M. for inspection and decision; hearing previously closed.

154-54-BZ

APPLICANT—Leonard F. Rothkrug, for New York Lien Corp., owner.

SUBJECT—Application March 5, 1954—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, storage and sale of accessories and office.

PREMISES AFFECTED—3220-3224 Westchester avenue and 3101-3109 Wilkinson avenue, southeast corner (Block 4239, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: Joseph F. Periconi and Louis Curcio.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, 10 A.M. for inspection and decision; hearing closed.

161-54-BZ

APPLICANT—Roe and Kramer, for Rupert B. Thomas, Ina M. Terrell and Katherine T. Hyde, owners.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from open air salesroom for automobiles and parking lot, to permit the erection and maintenance of a commercial building (restaurant and retail food shop), with off street parking area for patrons and employees cars, and to permit the erection of business signs.

PREMISES AFFECTED—141-57 Northern boulevard, northwest corner Parsons boulevard (Block 5002, Lot 74), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Charles P. Kramer and Carroll H. Schutze.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings, and John J. Saunders, Bd. of Education.

ACTION OF BOARD—Laid over to July 27, 1954, 10 A.M., for inspection and decision; hearing closed.

162-54-BZ

APPLICANT—Paul Friedman, for Kollman Realty Corp., owner.

SUBJECT—Application March 8, 1954—(decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

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PREMISES AFFECTED—250-02 to 250-14 Hillside avenue (250-04 official) and 84-01 to 84-09 250th street, south-east corner (Block 8604, Lot 85), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: J. Lacalamita, Thomas Lacalamita, M. Lacalamita and L. Ciffl.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, 10 A.M., for inspection and decision; hearing closed.

173-54-BZ

APPLICANT—Samuel Rosenblum, for New York Awning Co., owner.

SUBJECT—Application March 11, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles including trucks.

PREMISES AFFECTED—348-350 West 53rd street, south side, 245 ft. east of 9th avenue (Block 1043, Lots 153 and 54), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: Phil Bukofzer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, 10 A. M. for inspection and decision; hearing closed.

211-54-BZ

APPLICANT—A. David Rosen, for Henry Bender, owner (George J. Caron and Harry Taylor, lessees).

SUBJECT—Application March 23, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of an automobile laundry (automatic), conducted as the principal business of establishment.

PREMISES AFFECTED—36-32 21st street, west side, 123.04 ft. north of 37th avenue and 36-31 14th street (Block 349, Lot 5), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Robert Gottlieb and George J. Caron.

For Opposition: C. J. Cammarata for N. Y. C. Housing Authority and I. Meister.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings, and John J. Saunders, Bd. of Education.

ACTION OF BOARD—Laid over to July 27, 1954, 10 A. M. for inspection and decision; hearing closed.

218-54-BZ

APPLICANT—Ingram S. Carner, for Rosalie Krenkel and Louis Mintz, owners.

SUBJECT—Application March 30, 1954—(decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (automatic), storage and sale of accessories and the parking of motor vehicles waiting to be serviced with an entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—5401-5427 Flatlands avenue and 1187-1197 East 54th street, northeast corner (Block 7780, Lots 9, 14 and 15), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: Walter Lubarsky, Louis Lesser, Angelo Aquilino, Peter Deutsch, Giambahista Longobardo, May Gucciardo, Jerry Sutena and Gelendo Sutena.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 14, 1954, at 10 A. M. at request of attorney for objectors; no further requests for adjournments.

241-54-BZ

APPLICANT—Paul Resnick, for 120 East 66th Inc., owner.

SUBJECT—Application April 8, 1954—(decision of the borough superintendent) under section 19B(d) of the zoning resolution, to permit in a residence use district, the erection and maintenance of a class A multiple dwelling, without the required space for the parking and storage of passenger automobiles.

PREMISES AFFECTED—114-120 East 66th street, south side, 150 ft. west Lexington avenue (Block 1400, Lots 62-65 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, 10 A. M. for decision; hearing closed.

55-45-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Paul Scicutella, owner.

SUBJECT—Application December 10, 1953 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the change in occupancy and extension of structure used for ice storage, sales and loading space, to stores, storage of fruits, vegetables and groceries; and to permit the maintenance of gasoline service station, lubritorium, auto laundry, accessory store, motor vehicle repair shop and office to continue (previously granted by the Board for a term of years).

PREMISES AFFECTED—51-65 Kingsland avenue and 271-275 Withers street, northwest corner and 101-113 Woodpoint road, Block 2866, Lot 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: C. J. Cammarata for N. Y. C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on January 5, 1954 subject to regular procedure, to consider change of use; and

WHEREAS, a public hearing was held on this application on July 13, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Kingsland avenue, Withers street and Woodpoint road are in a residence use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated November 25, 1953 acting on Alt. Applic. 4688-53, reads:

"1. Proposed change of use of premises located within a residence use district for use as storage of fruits, vegetables and grocery stores, gasoline service station, lubritorium, auto laundry, boiler room and minor auto repairs, office and auto accessory store violates Art. II Sec. 3 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 175 ft. 5¾ in. frontage by 104 ft. 4¼ in. in depth,

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irregular, upon which there exists a gas station consisting of four 550 gallon storage tanks, four dispensing pumps and an accessory building having a frontage of 54 ft. 8 in., a depth of 28 ft., one story in height, of class 3 construction and containing the conjunctive uses of auto laundry, office, lubritorium and minor auto repairs; that the site is also developed with a one story building having a frontage of 75 ft. 5 $\frac{3}{8}$ in., a depth of 42 ft., of class 3 construction, being used for ice storage and sales, with an adjacent loading platform; that an area in front of the building is being used as a loading space for ice sales; that this open area contains two 550 gallon each buried kerosene tanks; that the entire use of as station and sales and ice storage was approved under N. B. No. 4 of 1945 and under a variance granted by the Board under Cal. No. 55-45-BZ, Volume I; that certificate of occupancy No. 126398 was issued for ice storage and sales, loading space, gasoline service station, lubritorium, auto laundry, boiler room, motor vehicle repair shop, with minor repairs; that it is proposed to maintain the present gas station and alter the present ice storage building, changing its use to stores; that it is further proposed to add an extension to the building making it 75 ft. in depth in lieu of its present 42 ft. depth; that it is also proposed to add a side extension to the present gas station accessory building, said extension to be used for sales of auto accessories in conjunction with the present gas station; and

WHEREAS, the applicant contends that the replacement of the ice storage and sales building, together with its loading space, by a new modern store building will do much towards improving the appearance of the community and be more in keeping with the area as it has developed in that the new housing development in block 2867 has created a need for stores that did not exist heretofore; that the rezoning of this area from business to residential on April 7, 1952 did not physically remove the many non-conforming uses in the affected area; that these non-conforming uses are as follows: block 2857, lots 38 and 40—stores; block 2866, lots 32 and 50—junk shop and iron works; block 2875, lots 19, 40 and 41—parking lot and in the same block, lots 23, 24 and 27, used car lots; lot 44, store; lot 38, auto parts; lot 51, junk shop and lot 58, store; block 2884, lot 20 also contains a store; that in addition, the site is adjoined to the west on lot No. 46 by a garage; that therefore, as shown, the streets are not residential in aspect and the proposed stores, in addition to being a highly required service because of the housing development opposite, will be entirely in keeping at this point; and

WHEREAS, the applicant states that the present owner has held title to the property since September 21, 1945; that the assessed valuation of land is \$13,500 and of the buildings \$18,500, making a total of \$32,000; that the building was erected 1950.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted under Volumes I and II on February 21, 1950, as thereafter amended by resolutions adopted through April 26, 1949, by adding thereto:

"that in the event the owner desires to discontinue the use of the premises to the south as previously permitted for ice storage and to change the use to retail store, substantially as proposed and as indicated on plans filed with this application, marked 'Received December 10, 1953' (6 sheets), such change of use may be permitted, provided the building complies in all other respects with all laws, rules and regulations applicable thereto; and to permit as proposed the construction of an accessory store in connection with the gasoline station to the north, substantially as proposed and as indicated on such plans, provided the portion so used shall be separated from the above permitted store occupancy of the building by fire-proof walls; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution."

367-51-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for Flood Oldsmobile Co., Inc., owner.

SUBJECT—Application for consideration—approval of working drawings—re Application filed February 19, 1954 (decision of the borough superintendent), previously granted on condition under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as an automobile showroom, sales room, motor vehicle repairs, auto painting, welding, body repairs, parts storage and office, with roof parking of customers' cars; and to permit a gasoline supply for private use only and to permit the sale, and display of used cars on open portion of plot and parking on the roof.

PREMISES AFFECTED—14-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue, Block 3659, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard Joseph.

ACTION OF BOARD—Resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinfert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application, Volume I, under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a building to be used as an automobile showroom, sales room, motor vehicle repairs, auto painting, welding, body repairs, parts storage and office, and to permit a gasoline service station for private use, and the sale and display of used cars on the open portion of the plot was granted by the Board on December 18, 1951; and

WHEREAS, under Volume I, the resolution was amended on March 4, 1952, and time to obtain permits and complete the work was extended on December 2, 1952; and

WHEREAS, under Volume II, the resolution was amended on June 22, 1954; and

WHEREAS, the applicant submitted working drawings, for approval by the Board, in accordance with the requirements of the resolution of June 22, 1954.

Resolved, that the Board of Standards and Appeals does hereby *approve* working drawings marked "Received July 8, 1954" as being in substantial compliance with the requirements of the resolution adopted June 22, 1954, *on condition* that the work shown thereon shall be completed substantially as proposed and as indicated on such drawings; and that in all other respects the resolution previously adopted by the Board on December 18, 1951, shall be complied with where not inconsistent with the terms of this resolution; that exit and entrance to Jamaica Avenue as existing may be continued until the widening of Jamaica Avenue and then arranged to conform to the new street line; that parapets on roof where parking is proposed shall be reinforced and carried up to a height of not less than 5'6" above the roof; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

97-54-BZ

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner, George Healy, lessee.

SUBJECT—Application February 10, 1954 (decision of the borough superintendent), under sections 7c, 7i, 7A and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of an extension to office on existing gasoline service station, to be used as a lubritorium and for motor vehicle repairs, with an entrance nearer to residence use district than is permitted, and to permit the storage of two motor vehicles.

PREMISES AFFECTED—154 West 90th street, southeast corner of Amsterdam avenue, Block 1220, Lot 61, Borough of Manhattan.

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APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 13, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Amsterdam avenue are in a business use, B area, class 1½ height district; West 90th street is in residence and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 10, 1954 acting on Alt. Applic. 67-54 and superseded by objection dated May 27, 1954, reads:

"1. Proposed extension for lubritorium and minor motor vehicle repairs, hand tools only, constitutes an extension of a non-conforming use and is therefore contrary to Art. II, PP. 4(46) and (29).

2. Vehicular entrance for proposed extension is contrary to Art. II, PP. 7A, Zoning Resolution.

3. Other use proposed on premises is storage of two motor vehicles."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 ft. frontage by 25 ft. 8½ in. in depth, on which is located a building 20 ft. by 11 ft., one story in height, of class 3 construction, used as an office for gasoline service station with two open lifts, for which certificate of occupancy No. 9923-25 has been filed; that it is proposed to erect an extension to existing building, 22 ft. by 25 ft. 8½ in., one story in height, of class 3 construction, to enclosed open lifts and to be used as a lubritorium; and

WHEREAS, the applicant states that premises affected by this application is at present located in a business use district and at the time the existing structure was erected, it was also in a business district; that there has been no change in use, height and area district since 1916; that the present building was erected under N.B. 190-24 as a gasoline service station and office; that it was completed in 1925 and certificate of occupancy No. 9923-25 was issued for gasoline selling station and office; and

WHEREAS, the applicant contends that this application is made for a permanent variation to permit the erection of an extension to the existing legal gasoline service station for use as a lubritorium and minor motor vehicle repairs with hand tools only, and for a temporary variation to permit the storage of two motor vehicles; that it is proposed to enclose the present car lifts by extending the present office to the east lot line; that the masonry extension will be 23 ft. wide and 25 ft. 8 in. deep; that the existing brick wall to the south and the brick wall of the office will be used in part as enclosure walls; that the exterior will be finished with porcelain enamel so as to match the existing building; that the present use of premises for lubricating will be continued but will be entirely enclosed and by restricting the spraying and lubricating to the new extension, it will assure the public of these continued conveniences with a maximum of protection and safety; that this proposed extension will be a definite change for the better as it will modernize the entire premises; that permission is requested for the continued use of the legal oval sign at its present location on Amsterdam avenue; that as regards section 7A, the opening is not on the district dividing line but more than 21 ft. west of this line; that adjoining the proposed extension there are 120 ft. of business buildings, consisting of a funeral parlor and two warehouses, which separate the gas station from the residence district; that the pumps were installed at

their present locations in 1925 when the station was built; that these pumps are set back 11 ft. 2 in. from Amsterdam avenue and 7 ft. 8 in. from 90th street; that there is ample clearance between the pumps and the 90th street building line for service without using any part of the sidewalk; that the complete safety record for this location indicates that no accidents occurred on the station since operation started; that the newly created situation caused by the direction change of traffic (one way artery) and the present limiting width of the lot makes it imperative that the present Amsterdam avenue southerly drive-in entrance aisle be retained; that any narrowing of this aisle will cause a hazard and make the aisle practically useless and the resulting loss of revenue would cause a severe financial hardship, and it is urgently requested that the existing pump island be permitted to remain at its present location; that the proposed extension will contribute considerably towards improving the general character of the neighborhood and will be advantageous to surrounding properties; and

WHEREAS, the applicant states the owner has held title to the property since March 25, 1925 under Edlar and since December 2, 1931 under Kesbec, Inc.; that the assessed valuation of the land is \$41,000 and for the building \$11,000, for a total of \$52,000; that the building was erected 1925; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c, i and A, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision c, to permit a new accessory building to be erected, substantially as proposed and as indicated on plans filed with this application marked "Received February 10, 1954," 4 sheets, *on condition* that existing buildings shall be removed as proposed and a new accessory building shall be erected of the design and arrangement as shown on such plans; that there shall be no cellar under such building; that under Section 7, Subdivision i, there may be minor repairs with hand tools only, maintained solely within the accessory building; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that the existing curb cuts to the premises, subject to proper permits, may be continued; that the balance of the premises shall be paved with concrete or asphaltic pavement; that the sidewalks and curbs abutting the premises shall be repaired or restored to the satisfaction of the Borough President; that the existing pumps may remain in their present location, but if changed shall be erected not nearer than 10 ft. to either street building line; that there may be not over two (2) cars parked on the premises, including only those having been serviced or awaiting service; that under Section 7, Subdivision A, the curb cuts subject to existing permits may be continued; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution and a new certificate of occupancy shall be obtained.

213-54-BZ

APPLICANT—George J. Balbach, for 42 Division Place Realty Co., Inc., owner, Albert's Plating Works, Inc., lessee.

SUBJECT—Application March 24, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a manufacturing use, C area district, the erection and maintenance of a building using more than the area permitted.

PREMISES AFFECTED—32-46 Beadel street, south side, 100 ft. east of Debevoise avenue, Block 2841, Lots 10, 12 and 15), Borough of Brooklyn.

APPEARANCES—

For Applicant: George J. Balbach and Alfred A. D'Agostino.

For Opposition: None.

MINUTES

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 13, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Beadel street and Debevoise avenue are in a manufacturing use, C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 9, 1954, acting on N. B. Applic. 49-53, reads:

"1. Area of Bldg. is excessive for 'C' area district & is contrary to Art. IV, Sect. 13 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 160 ft. frontage by 100 ft. in depth, on which is located a building, under construction, 160 ft. by 100 ft. in depth, irregular, of class 1 construction; that it is proposed to erect a building covering entire plot; and

WHEREAS, the applicant requests a variation under section 13C because of the practical difficulties and unnecessary hardships without in any way endangering the public health and general welfare and doing substantial justice under the circumstances; and

WHEREAS, the applicant contends that the property in question is located in a manufacturing district; that block 2841 shows the location of the present building on lot 30 to which the new building lot 10, a combination of lots 10, 12 and 15, is proposed to be connected; that plans have been filed for a fireproof brick and glass brick structure, which under section 13, subdivision C authorizes a use not in excess of 60% of the area of the site; that the new structure makes provision for three loading areas each 14 by 45 ft., a substantial portion of the area being given over for that purpose exclusively and thus necessitating the restriction of the further use of the premises for the purpose intended by the lessee, namely, the conducting of its electroplating business; that a continuous process electroplating machine requires permanent allocation of a certain portion of the building for its entire length, and at least for more than one-third of its present area; that the setting up of that machinery precludes the installation of the boiler required in the building within the area originally contemplated and which area will be partially taken up by the continuous process electroplating machine; that the application of the zoning restrictions limiting the area and making the same applicable to a fireproof building in a section wherein it appears the greatest portion of the lots are fully used by buildings of old brick, frame and simple metal construction and requiring a limited area for the proposed building for the protection of other properties which are fully covered by structures, is a hardship; and

WHEREAS, the applicant further contends that it was originally contemplated placing the boiler room within the building and thus leave an open area between the rear of the building and the lot line; that a continuous process electroplating machine will require the space intended to be used for the boiler so as to efficiently operate around the machine and it is imperative that such space be made so available; that the lessee now finds this needed space will preclude the erection of the boiler room in the area first proposed; that the area toward the front of the building is given over to three loading areas and also for the placing of the finished material for shipping and it would therefore be necessary to place the boiler room in an extension of the building, as originally proposed; that this would necessitate the use of the open area between the rear of the building as originally laid out and the rear lot line; that this being a fireproof structure no safety measures are violated; that the placing of the boiler room in the area in the rear enables the lessee to install the

continuous process electroplating machine, giving a continuous flow of operations from the receipt of the raw material to be taken in through the present structure covered by lot No. 30, into the proposed building in lot No. 10; that if the lessee is restricted to the area as provided in the zoning resolution, the continuous process cannot be used in a single flow operation; and

WHEREAS, the applicant further contends that the three loading areas cover 1890 sq. ft., which is a substantial portion of the building, it being intended to get away from street loading and tying up traffic in a highly industrialized section, and it is requested that some compensation be made for the loss of this area for efficient manufacturing operation and thus permit the use of the entire plot by erecting thereon an up to date fireproof structure; that lot 18, the building immediately adjoining, is fully covered by a structure, and lots 20, 30 and 35 are also fully covered; that lot No. 1 is partially covered; that lot No. 6 is a contractor's yard immediately adjoining the premises and a storage area is located on lot No. 8; that immediately across the street, lot No. 49 is fully occupied as is lot No. 48; that lots 47 and 46 are partially occupied and lot 44 is fully occupied; that lot 34 is fully occupied with the exception of the corner on which are located gas tanks but which, since the making of the block area map, has been fully enclosed; that in view of conditions as they exist, especially with respect to buildings that are somewhat old, an undue hardship is placed upon the owner of lot No. 10 requiring the restricted use of the area; and

WHEREAS, the applicant states with respect to the information required as to the total area embraced in this parcel, the same adds up to 16,000 sq. ft.; that existing restrictions permit the use of 9,600 sq. ft. and it is requested that the use of 15,500 sq. ft. be permitted; that the three loading berths which are required in connection with the proper operation of its business have been approved by the department of housing and buildings; and

WHEREAS, the applicant states that the present owner has held title to the property since November 6, 1952; that the assessed valuation of the land is \$12,800; that the building is being erected; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, as to area, to permit the extension of the building, now in process of erection, substantially as proposed and as indicated on plans filed with this application marked "Received March 24, 1954," 5 sheets, and "April 28, 1954," 1 sheet, *on condition* that the building shall not be higher than one story in height, and without a cellar; that in all other respects it shall comply with all laws, rules and regulations applicable thereto; that the existing opening between this building under construction and the building adjoining at the rear, on Lot No. 3, may be continued but shall be protected with underwriters fire doors on either side meeting the requirements of the Code therefor; that such fire fighting equipment shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

Adjourned: 12:35 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, JULY 13, 1954, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

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745-39-SM

APPLICANT—U. S. Gypsum Company, owner.

SUBJECT—Application reopened January 27, 1953—re U. S. G. Steel Roof Decks, amendment of resolution.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 745-39-SM

Subject: Amendment to resolution as to modification of design, increase in sheet length.

United States Gypsum Co., Chicago requested by letter dated January 2, 1953 that the resolution adopted February 27, 1940 and amended December 20, 1949 under Cal. No. 745-39-SM be amended to include a deeper rib #18 gauge steel deck, to include specific reference to the new deck and those previously approved as incombustible, to permit increase in sheet length to 27'-2" and to approve the use of the deck under the provisions of C-26-619.0 and C-26-621.0 Administrative Building Code. The application was reopened by a vote of the Board January 27, 1953.

Purpose

U.S.G. Steel Roof Deck is used as an incombustible roofing and siding material in all classes of construction.

Description

U.S.G. Steel Roof Decking is manufactured by the applicant at their plant located in Chicago, Illinois, from copper bearing steel in U.S. gauge 18.20 and 22. The material is cold rolled from flat sheets into ribbed sections 18 inches wide, with ribs approximately $1\frac{5}{8}$ " in depth, 6" in centers. Ribs have a $\frac{5}{8}$ " opening at the top and are $\frac{1}{2}$ " wide at the base. Intermediate stiffening beads $\frac{3}{8}$ " deep are provided between ribs for additional strength and rigidity. Adjacent sheets nest at the edges. Accessories such as cant strip, sump pans, ridge of valley plate are part of the system. Sheets are normally 18" wide and up to 27'-2" in length.

All sheets and accessories are made from copper bearing steel and are protected either by galvanizing or by a coat of rust inhibitive zinc chromate paint, factory applied and oven dried.

In use, the steel deck is welded to the supporting steel in accordance with manufacturer's directions.

Inspection and Test

A #18 gauge deck 4'-2" long by 8'-0" was load tested in accordance with the requirements of C26-626.0 Administrative Building Code at Columbia University in the presence of Asst. Engr. J. A. Darts Committee on Test; W. W. Bainbridge and J. Crumbaugh representing the applicant and Prof. W. J. Krefeld and F. Roll of the University.

Results of the test were as follows:

Material—#18 gauge USG Roof Deck—4'-2" wide.

Span—C to C of Bearing—8'-0"

Clear Span 7'-8"

Panel Area—33.2 sq. ft.

Maximum load—6530 lbs.

$6530 \div 33.2 = 196.6$ lbs.

$196.6 \div 4 = 49.1$ p.s.f. safe carrying capacity in accordance with the requirements C26-626.0 Administrative Building Code.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the

resolution adopted February 27, 1940 and amended December 20, 1949 under Cal. No. 745-39-SM be amended to include U.S.G. #18 gauge Steel Roof Deck, and accessories as herein described for a clear span of 7'8" for loads of 49.1 p.s.f. and further that the sheets may now be manufactured in lengths of 27'-2" and further that all gauges, previously recommended for approval be specifically referred to as incombustible as meeting the requirements of C26-88.0 Administrative Building Code on condition that the requirements of the resolution adopted February 27, 1940 and amended December 20, 1949 under Cal. No. 745-39-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 27, 1940 in accordance with the above report.

854-39-SM

APPLICANT—Acme Kalamein Door and Sash Co., Inc., owner.

SUBJECT—Application June 26, 1939—Acme Kalamein 1½ to 2 hr. Fireproof Door, amendment of resolution.

APPEARANCES—

For Applicant: Daniel D. Bleiberg.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the Report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 854-39-SM

Subject: Reopening and amendment as to modification of moulding.

Acme Kalamein Door and Sash Company, Brooklyn, New York requested by letter dated June 7, 1954, that this resolution January 3, 1940 under Cal. No. 854-39-SM be amended so as to modify the moulding on the approved Kalamein Door.

Description

The requested change is only a change in the method of fastening the moulding. The method approved was to fasten the moulding around the panel by means of $2\frac{1}{2}$ " oval head bobbed nails. The change is to add an additional bend on the #26 gauge face and to lock the hollow metal moulding into this bend; thus doing away with the nailing. There has been no other changes in the construction of the door.

Inspection

Details of the change were examined by Asst. Engr. J. A. Darts Committee on Test and were found to comply with drawings marked "Recd. February 8, 1954."

Recommendation

The Committee on Test recommends that the resolution adopted January 3, 1940 under Cal. No. 854-39-SM be amended so as to permit the modification in attachment of the moulding as herein described on condition that the re-

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quirements of the resolution adopted January 3, 1940 under Cal. No. 854-39-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of January 3, 1940 in accordance with the above report.

117-46-SM

APPLICANT—Robert A. Keasbey Company, owner.
SUBJECT—Application February 4, 1946—Armorak Pipe Covering (for low temperature piping systems), approval of.

APPEARANCES—

For Applicant: Paul Tutschulte, Jr.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 117-46-SM

Subject: Armorak Pipe Covering (for Low Temperature Piping Systems), approval of.

Robert A. Keasbey Co., New York filed February 4, 1946 an application with the Board of Standards and Appeals for approval of the material known as Armorak Pipe Covering under the provisions of C26-178.0 and C26-191-0 Administrative Building Code. The application was placed on the calendar for dismissal for lack of prosecution September 26, 1950 and again March 2, 1954 but was removed from the dismissal list at the request of the applicant.

Purpose

The material is used as a pipe covering for low temperature piping system.

Description

The material is made in single and double layers each layer consisting of laminations of one-half inch hair felt sealed with asphalt saturated paper.

The sections are then completely wrapped with a heavy jet black saturated felt which provides a strong, durable, waterproof and air-tight surface. The sections are banded with a $\frac{3}{4}$ " by .022" zinc band with monel metal buckles; bands being spaced 6" on centers.

Inspection and Test

Samples of the covering were inspected by Asst. Engr. J. A. Darts Committee on Test. The applicant has also submitted results of tests conducted at Mellon Institute of Industrial Research, University of Pittsburg and a copy of a letter dated May 5, 1937 written by Samuel Fassler, Commissioner of Buildings, New York City, in which is stated that this material has been allowed to be used in New York City for a number of years.

Recommendation

On the basis of the inspection and tests and the data submitted by the applicant, the Committee on Test recommends the approval of Armorak Pipe Covering (Low temperature pipe covering) for voluntary installation in New York City, under the provisions of C26-191, Administrative Building Code on condition that the material shall not be used for

temperatures above ambient and that each carton or wrapper in which this material is marketed shall be tagged, stamped or labeled, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 117-46-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

1059-48-SA

APPLICANT—American LaFrance-Foamite Corp., owner.
SUBJECT—Application reopened October 3, 1953—re—Foamite Airfoam System (fire extinguisher) amendment of resolution.

APPEARANCES—

For Applicant: Roger C. Kahn.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 1059-48-SA

Subject: Amendment to resolution to include additional Airfoam Chambers, In-Line Proportioners and 3% Airfoam Liquid.

American La France Foamite Corp., Elmira, New York, requested by letter dated September 21, 1953 that the resolution adopted February 17, 1953 under Cal. No. 1059-48-SA be amended so as to include additional Airfoam Chambers, In-Line Proportioners and a 3% Foamite Airfoam Liquid. The application was reopened by a vote of the Board October 6, 1953.

Purpose

The system is to be used for extinguishing flammable liquid fires.

Description

There are various types of Airfoam Systems used and herein is listed the characteristics of all equipment used in conjunction with them.

1. Inline Proportioner.

Foamite inline proportioners are designed to be normally operated at a pressure of 1550 p.s.i. at the proportioner inlet and will produce Airfoam solution shown in following table:

Model Designation	Solution Discharged
7L	75 gpm
15L	150 "
25L	250 "
30L	300 "
35L	350 "
45L	450 "
55L	550 "

The inline proportioner is essentially an inductor, as the water flows through the jet of the proportioner it discharges into throat of greater area producing a vacuum into which the correct quantity of Airfoam liquid is drawn.

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2. Around the Pump Proportioner

The Foamite around the pump proportioner is designed to normally operate with an inlet water pressure of 125 p.s.i.

The Model AP45 proportioner is for installation in piping between the discharge and suction sides of a pump. With this type of proportioner the water pressure at the inlet side of the pump must not exceed 10 p.s.i. When water pressure on suction side of pump exceeds 10 p.s.i. a pressure reducing valve must be installed in the water supply line to maintain an inlet water pressure of 10 p.s.i. or less at the pump.

The around the pump proportioner is usually used with a standard AP45 selector valve which has four orifices for admitting various quantities of Airfoam liquid. This type of system is used where extensive pipe runs may be involved.

3. Orifice Plates

Two types of orifice plate systems are used with basic design as follows:

1. Orifice plates in pairs, one to meter water and one to meter airfoam liquid

The orifice plates system is based on the use of balanced pressures at the orifice plates and are used as a means of inducing water and liquid into a solution line in correct ration so that the amount of water and liquid will remain the same percentage wise at all times providing the water pressure and airfoam liquid pressure are kept balanced.

A positive displacement pump is used for injecting the airfoam liquid into the water. This design system is usually used when sufficient water pressure is available and when pipe runs are long.

The second type of orifice plate system uses orifice by-pass plates between the discharge and suction of the airfoam liquid pump thus maintaining a correct liquid ratio. This type of system may also be used when there is sufficient water pressure available.

4. Oriflowrator and Flowrator System

This type of system measures water flow by the Oriflowrator which consists of a mainline orifice in the water line and a range orifice and flowrator in a by-pass line around the mainline orifice.

The airfoam liquid flow is measured by a liquid flowrator which is installed in the discharge piping from the airfoam liquid pump.

An indicating meter is installed for the water and one for the airfoam liquid which are graduated to read in percent. They are so calibrated that when they both read the same the correct amount of water and liquid is flowing. This type of system is generally used on very large installations.

5. Fixed Airfoam Discharge Chambers

Chamber Designation	Solution rate (G.P.M.) at following flowing gauge pressure p.s.i.			
	40	50	60	75
Type 7AF	68	75	81	89
15AF	137	150	161	176
25AF	227	250	270	300
30AF	263	289	307	336
35AF	313	350	378	417
45AF	402	450	485	534
55AF	493	550	594	651

Airfoam Generating Nozzle

This type of nozzle is used for hose stream application. It can be used in either of two ways to generate airfoam.

When connected to a water line with a pickup tube inserted in a container of airfoam liquid its operation is as follows:

I.	Model 600			Model 1200		
	50	75	100	50	75	100
Inlet flowing	40	49	55	88.3	108	124.6
Water pressure psi	2.9	4	4.1	4.8	6.66	8
G.P.M. of water..						
*G.P.M. of						
6% Airfoam liq.	365	490	555	852	1120	1310
G.P.M. of Airfoam	37	47	58	45	65	80

*With 3% airfoam liquid half the quantity of airfoam liquid indicated is used producing the same amount of airfoam.

Range in feet

Tank Diameter

Minimum Number Chambers

up to 65 feet	1
65 feet to 117 feet 6 ins.	2
117 feet 6 ins. to 140 ft.	3
over 140 feet	4 (at least)

Type one fixed discharge outlet will include chamber and steel trough.

Type two fixed discharge outlet is the chamber alone.

All piping to be black steel 125 lbs. and sizes selected to produce the proper delivery rate at the discharge outlet. Friction losses in piping to be determined by the Hazen and Williams formula using a value of 100 for "C".

All pipe fittings to be American Standard not less than 125 lbs. standard. Iron fittings shall be malleable in dry sections of piping exposed to possible fire. Fittings subject to stress will be steel or malleable iron.

Stuitable swing joint arrangement of standard weight malleable iron or steel fittings shall be provided at base of tank riser to chamber accessible from ground to permit hydrostatic testing up to this joint.

All valves except hydrant valves shall be gate type outside screw and yoke or post indicator type.

Pipe lines to each foam chamber to have separate valve.

All control valves to be located in foam house or outside dikes not less than the following distances from the tank shell: 50 feet for tanks less than 50 feet in diameter and one diameter for tanks greater than 50 feet in diameter.

Foam hose stations shall be provided in the piping for use with foam hose streams previously indicated for supplementary use on ground fires and to be acceptable to inspection department having jurisdiction.

Fire Department standpipe siamese will be provided so fire department pumper can furnish necessary water to operate airform system, and further that the requirements of the resolution adopted February 17, 1953 under Cal. No. 1059-48-SA be complied with.

For use with systems the airfoam nozzle is connected to solution piping from a foam hose station with hose without pickup tube. The model 600S airfoam nozzle with 75 pounds p.s.i. delivers 619 g.p.m. of airfoam with a range of 55 to 65 feet. The Model 1200S airfoam nozzle with 56 pounds p.s.i. delivers 1150 g.p.m. of airfoam with a range of 65 to 72 feet.

For protection of outdoor storage tank by

Foamite Airfoam System with fixed discharge outlets

This type system consists of a complete installation piped from a central foam hose to the tanks discharging through fixed delivery outlets on the largest tank to be protected.

Foamite Airfoam Liquid Stabilizer

Foamite airfoam liquid stabilizer is a protein base compound from which is produced two types of airfoam liquid namely, 6% airfoam liquid and 3% airfoam liquid.

When using 6% airfoam liquid: 6 parts of liquid plus 94 parts of water will produce 100 parts of airfoam solution. When using 3% airfoam liquid: 3 parts of liquid plus 97 parts of water will produce 100 parts of airfoam solution. One part of airfoam solution plus air produced approximately 10 parts of airfoam.

The Board has decided that the formulation of the 6% airfoam liquid and the 3% airfoam liquid is of a proprietary nature and has therefore placed the formulae in separate sealed envelopes which has been placed in the Board's safe so that the constituent parts of each the 6% and 3% will not be disclosed but can be checked at any time, if necessary.

Inspection and Test

The system was inspected and tested at Elmira, New York, in the presence of Comm. E. W. Kleinert Committee on Test.

A fire test was conducted in a 25 foot diameter tank with a 7L Proportioner and a 7AF chamber using 3% liquid.

The fire consisted of 600 gallons of #2 fuel oil plus 50 gallons of gasoline. This was given a two minute preburn. The fire was controlled in one minute and extinguished in one minute and thirty seconds.

A Model 1200 Foamite Airfoam Nozzle was used to show stream range and foam quality. Nozzle was operated at 100

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p.s.i. discharging the bulk of the foam between 70 and 80 feet from the nozzle and with a maximum range of 100 feet.

Recommendation

On the basis of the inspection and test and the data filed by the applicant the Committee on Test recommends that the resolutions adopted February 17, 1953 under Cal. No. 1059-48-SA be amended to include additional in-line Proportioners and Discharge Chambers; model designations as herein described under 1 and 5 under the heading "Description"; with the solution discharge and solution rate as herein described a 3% Foamite Airfoam Liquid and the component parts of the system as herein before described on the following conditions:

Foam hose stream equipment shall be provided as supplementary protection for ground fires.

The minimum number of hose streams are to be as called for in the following table. The equipment for producing foam hose streams shall have a solution rate of at least 50 g.p.m. Additional airfoam liquid will be provided on the basis of 50 g.p.m. of airfoam solution per hose stream for period shown in table. Equivalent areas are to be used if tanks are not circular.

Largest tank diameter	Minimum number of hose streams required	Minimum operating time
up to 35 feet	1	10 min.
over 35 to 65 feet	1	20 "
over 65 to 95 feet	2	20 "
over 95 to 117' 6"	2	30 "
over 117' 6"	3	30 "

Minimum operating time will be based on simultaneous operation of hose stream capacity indicated previously and number of hose streams indicated in table. Adjustment may be made where hose streams of greater capacity are provided. *Requirements to fill pipe lines.*

A quantity of airfoam liquid sufficient to produce airfoam solution to fill the piping between the source and the most remote tank shall also be provided.

Foam Discharge Outlet

Fixed discharge outlet or outlets to have capacity of one g.p.m. of solution for each ten square feet of tank area protected containing liquid hydrocarbons.

Fixed discharge outlets shall be a complete manufactured assembly including air aspirator, vapor seal, draft tube and deflector outlet except for underground tanks.

A suitable means of inspection shall be provided for proper maintenance and replacement of vapor seal.

Minimum number of fixed outlets to be installed on each tank as shown in table with tank diameter. If tanks are not circular, the equivalent area is to be used. Discharge of foam shall be onto the surface of flammable oil, etc., at an angle not greater than 30° with horizontal. The foam shall not penetrate below the surface.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 17, 1953 in accordance with the above report.

556-50-SM

APPLICANT—United States Gypsum Company, owner-manufacturer.

SUBJECT—Application reopened June 8, 1954—re—USG Trussteel Studs, amendment of resolution.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 556-50-SM

Subject: Amendment to resolution so as to include #400 Resilient Clip for attaching Rocklath to the Trussteel Studs and to rate the partition as a one hour fire resistive partition.

United States Gypsum Company, New York, by letter dated May 13, 1954, requested that the resolution dated October 9, 1951, under Cal. 556-50-SM, be reopened and amended so as to include approval when used with this Trussteel Stud of Resilient Clip #400 previously approved under Cal. No. 257-39-SM, and to approve Truss-Lok Clips for securing Rocklath to this Trussteel, and to rate as a one hour Fire Resistance Rating this Trussteel Stud Partition.

This case was reopened by vote of the Board on June 8, 1954.

Purpose

This material is an incombustible stud for attaching plaster bases for furring and hollow partitions. It may also be used as a stud to which Sheetrock, Gypsum Wallboard, Insulation board or similar material may be screwed or clipped.

#400 Clip previously approved for use with studs under Cal. No. 257-39-SM is specifically designed to snap onto the double #7 gauge wires forming the chord of the Trussteel Stud. It is made of #19 gauge metal painted, and is designed to support a pencil rod to which metal lath is applied. In the form of a resilient spring clip, it increases the sound transmission loss of the Trussteel Stud Partition, when used with this clip, metal lath and plaster on each side, to 54.7 decibels average.

The Trussteel Studs previously impact tested and approved under this calendar number have been strengthened by making the chord members as well as the web member of #7 gauge wire to conform with the U. S. Engineer Corps Guide Specification.

Trus-Lok Clip, TL-1 is made from 12 gauge galvanized wire and is a U-shaped clip with double wings to hold Rocklath in place against the Trussteel Studs.

Trus-Lok Starter & Finisher Clip; TL-2; and Starter Clip; TL-3, are made of galvanized sheet metal.

Inspection and Test

The improved Trussteel Studs in which #7 gauge wires are used for chords and web instead of the #19 gauge wire previously used for the chords was inspected by Asst. Engr. J. A. Darts and found otherwise to be exactly as manufactured when previously tested. There are two spot welds at each panel point, and panel points are 6" on centers.

The #400 clip previously approved under Cal. No. 257-39-SM was tested by Asst. Engr. J. A. Darts and found to snap snugly and securely onto the chord of the improved Trussteel Stud.

The Trus-Lok wire clip designed to hold Rocklath in position against the Trussteel Stud was tested by Asst. Engr. J. A. Darts and found to operate as designed.

The applicant submitted a copy of fire endurance and fire and hose stream test on a Trussteel Stud Partition, conducted at the Engineering Experiment Station of Ohio State University in accordance with A.S.T.M. Designation E 119-47 as required by Section C26-609.0 of the Administrative Code. Panel 31 and 32 consisted of 3¼" Trussteel Studs 16" on centers, to which 16" x 48" perforated ⅜" Rocklath were attached by U.S.G. Brace-Tite Wire Clips (previously approved under Cal. No. 485-39-SM Vol. 11) aligning adja-

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cent Rocklath boards. Scratch and brown coat of 100 lbs. of Gypsum to 200 lbs. of sand were applied by the Scratch Double Back System to a total thickness of 7/16", over which was applied the 1/16" gauged white putty lime finish. In the fire endurance test, the end point was reached in 77 minutes by an average rise of 250° in all thermocouples. The alternate test panel withstood the fire and hose stream test without break-through. The partition is rated one-hour incombustible.

Another test was similarly conducted by the same authority on panels 23 and 24. The studs were 4" deep Trussteel spaced 16" on centers, with 16" x 48" x 3/8" Perforated Rocklath, attached by Brace Tite Clips and Bridjoint Clips. The plaster was U.S.G. Structo-Lite mill-mixed Gypsum Perlite plaster (previously approved under Calendar No. 116-52-SM), except that the mix was 100 lbs. Gypsum to 2 1/2 cubic feet of Perlite applied to a total thickness of 7/16" and finished with 1/16" thick gauged white putty lime finish. In the fire endurance test, the end point was reached by temperature rise of one thermocouple at 83 minutes. In the fire and hose stream test, it withstood the hose stream without break-through. The partition is rated one-hour incombustible.

Another test was similarly conducted by the same authority on panels No. 55 and 55A. The studs were 2 1/2" deep Trussteel Studs, with all chord and web members made of #7 A.S. & W. gauge wires, and were 16" on centers. Perforated 16" x 48" x 3/8" Rocklath was attached to the studs with U.S.G. Bridjoint B-1 Clips were used at the end joints between boards as before. U.S.G. Structo-Lite Pre-mixed Gypsum and Perlite plaster in the proportion of 100 lbs. Gypsum to 2 1/2 cubic feet Perlite was used for the scratch and brown coat and was applied by the Scratch Double Back Method to a total thickness of 7/16", and finished with 1/16" gauged lime putty white coat. In the fire endurance test, the end point was reached at 99 minutes by temperature rise on one thermocouple. In the fire and hose stream test, it withstood the hose stream without break-through. The partition is rated one-hour incombustible.

Another test T-265 was similarly conducted by the same authority on Duplicate panels. The Trussteel Studs were 2 1/2" deep, spaced 16" on centers, and Perforated 16" x 48" x 3/8" thick Rocklath was attached to the studs by the same Trus-Lok wire clips with U.S.G. Bridjoint B-1 Clips at the end joints of the boards. Plaster, consisting of 100 lbs. of U.S.G. Red Top Gypsum Plaster, mixed with 100 lbs. of sand, was applied to the Rocklath for scratch and 200 lbs. of sand for brown, to a total thickness of 7/16" thick, and was finished with 1/16" thick U.S.G. gauged white putty lime finish. The end point in the fire endurance test was reached at 71 minutes by rise of one thermocouple. The alternate panel successfully withstood the fire and hose stream test without break-through of the water. The partition is rated one-hour incombustible.

One partition 12'-0" high by 24'-4" long, consisting of metal lath and plaster on Trussteel Studs, has been tested successfully for impact by sandbagging.

Recommendation

On the basis of the inspection and tests and the data filed by the applicant, the Committee on Test recommends that the resolution adopted October 9, 1951 under Cal. No. 556-50-SM be amended to include the use of the #400 Resilient Clip (previously approved under Cal. No. 257-39-SM) with USG Trussteel Studs and Metal Lath, and to include the approval of the Trus-Lok TL-1, TL-2 and TL-3 Bracetite Clips for securing Rocklath to the Trussteel Stud constructed entirely of #7 A.S. & W. gauge wire. The Committee further recommends the approval of the U.S.G. Trussteel Stud Partition with perforated Rocklath and either sanded plaster or perlite plaster, as herein described, as a one hour incombustible fireproof partition under the provisions of C26-636.0.14C and when the Trussteel Stud is used with metal lath and 3/4 inch sanded gypsum plaster, perlite plaster of Portland cement plaster as a one hour incombustible fireproof partitions as provided under C26-636.0.10 provided that where the metal lath is used the stud spacing shall not ex-

ceed 16 inches and that all plaster mixes and application shall be in accordance with the requirements of C26-464.0 and further that all other requirements of the resolution adopted October 9, 1951 under Cal. No. 556-50-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 9, 1951 in accordance with the above report.

891-51-SA

APPLICANT—L. J. Mueller Furnace Co., owner-manufacturer (Clewett Equipment Co., agent).

SUBJECT—Mueller Climatrol Gas-Fired Boiler, Models 10, 11 and 20, approval of.

APPEARANCES—

For Applicant: Harold B. Smith.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 891-51-SA

Subject: Mueller Climatrol Gas-Fired Boiler Models #10, 11 and 20, approval of.

L. J. Mueller Furnace Company, Milwaukee, Wisconsin filed December 17, 1951 an application with the Board of Standards and Appeals for approval of the Mueller Climatrol Gas-Fired Boiler Models 10, 11 and 20 under the provisions of Article 12 Chapter 26 of the Administrative Building Code.

Purpose

Domestic and Commercial heating boilers using gas as fuel.

Description

Muellers Climatrol Boilers range in size from a 3 section boiler with an input of 54000 BTUs to a twin 31 section boiler with an input of 3780000 BTUs. These boilers are of sectional cast iron construction. Models 10 and 11 are used primarily for domestic installation while Model 20 is used for commercial installation. These boilers are fired by drilled port cast iron burners with inverted V-shaped venturi. A diaphragm or solenoid type gas valve automatically controls flow of gas to burner. A M-H Aquastat (immersion type) is supplied on water boilers and an M-H Pressuretrol on steam boilers. The inner front panel is insulated to prevent wasteful heat loss. A Baso switch controlled by pilot thermocouple cuts off flow of gas to main burners in the event of pilot flame extinction. The combustion chamber frame is of welded steel construction. The cabinet is of heavy-gauge steel a combination built in flue gas collector box and draft diverter is provided at rear of boiler. A combination water temperature and altitude gauge is provided for water boilers. Model 20 has a heavy gauge steel cabinet and similar controls to Model 10 and 11.

Inspection and Test

Models of these burners were inspected and tested at Montclair, New Jersey, and found to operate as designed.

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Present at the test were Chief Engineer L. V. Huber of the Committee on Test and S. Clewell representing the applicant. The units are approved by the American Gas Association.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Mueller Climatrol Gas-Fired Boilers, Models 10, 11 and 20 when installed and operated in accordance with this report and the provisions of Article 12 Chapter 26 and bearing a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 891-51-SA," and that tips and pilots shall be as approved by the American Gas Association for the type of gas used i.e. manufactured or natural or a combination.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

894-51-SA

APPLICANT—L. J. Mueller Furnace Co., owner-manufacturer (Clewell Equipment Co., agent).

SUBJECT—Mueller Climatrol Oil-Fired Conversion Burner, Models 450 and 460, approval of.

APPEARANCES—

For Applicant: Harold B. Smith.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 894-51-SA

Subject: Mueller Climatrol Oil-Fired Conversion Burner, Models 450 and 460, approval of.

The L. J. Mueller Furnace Company of Milwaukee, Wisconsin, owner-manufacturer, filed December 17, 1951, an application with the Board of Standards and Appeals for approval of the Mueller Climatrol Oil-Fired Conversion Burner, Model 450 and 460 under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

A conversion oil burner for installation in hot water and steam boilers and warm air furnaces.

Description

These are mechanical draft Conversion oil burners known as model 450 and 460. The model 450 uses 1 to 5 gallons of oil per hour. The motor is a continuous-duty, single-speed, flange-mounted motor with integral overload protection and manual reset. The ignition transformer is 10,000-volt capacity, midpoint grounded to prevent radio interference. An electrode clamp holds electrodes securely. The Blower Housing is polished aluminum casting. Centrifugal blower wheel, multi-blade type, adjustable air damper, located at front of housing. The fuel unit is a Rota-Roll pump with pressure regulating device, duplex wire gauze oil strainer,

anti-hum diaphragm, brass priming plug, facilities for changing from single-pipe to two-pipe line, and provision for attaching oil pressure gauge. The Pedestal is adjustable for height and leveling. The controls consist of Minneapolis Honeywell three wire thermostat and constant-ignition Protectorelay and limit control.

Inspection and Test

Models of these burners were inspected and tested at 11 South Fullerton Avenue, Montclair, New Jersey and found to operate as designed. Present at the test were L. V. Huber, Chief Engr., Committee on Test and S. Clewell, representing the applicant. The burners have been approved by the Underwriters Laboratories, Inc., Miscellaneous Petroleum 649 and 1048 Application Number 48C3498.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Mueller Climatrol Oil Fired Conversion Burner, Models 450 and 460 for use in New York City, when installed and operated in accordance with this report and the provisions of the Oil Burner Rules of the Board of Standards and Appeals on condition that each burner have a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 894-51-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

60-53-SA

APPLICANT—Vic Cleaning Machine Co., owner.

SUBJECT—Application January 15, 1953—Rocket Per Dry Cleaning Machine, Model 45-24-41, approval of.

APPEARANCES—

For Applicant: Max M. Fine.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 60-53-SA

Subject: Rocket Per Dry Cleaning Machine, Model 45-24-41, approval of.

The Vic Cleaning Machine Company, Minneapolis, Minnesota, owner filed January 15, 1953 an application with the Board of Standards and Appeals for approval of the Rocket Per Dry Cleaning Machine, Models 45-24-41 under the provisions of C26-178.o.b Administrative Building Code and Article 13, Chapter 19, Administrative Code.

Purpose

This appliance is a dry cleaning machine which utilizes solvents classified as non-flammable.

Description

The models 45-24-41 Rocket Per is a combination of three pieces of equipment which are necessary to make up one complete unit known as model 45-24-41. The Rocket cabinet

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is composed of 16 gauge material. There is a storage tank, a washer tank of 12 gauge hot rolled steel, a coil box of 14 gauge type 430 stainless steel. The angles used on the machine consist mostly of 2 x 2 x $\frac{1}{4}$ " and 2 x 2 x $\frac{3}{8}$ " steel angles. The basket is made up of type 430 stainless steel with the outer periphery made of perforated 16 gauge stainless and the front and rear wrap are made of 14 gauge stainless. The filter on the model 45 is composed of a wrap made of 8 gauge or $\frac{3}{8}$ " material and a bottom plate of $\frac{3}{8}$ " or $\frac{1}{4}$ " material. The pump on the model 45 is made of semi-cast steel material and is driven by a $\frac{1}{8}$ H.P. motor. The extractor motor $\frac{3}{8}$ H.P. the motor of the washer is 1 H.P. the fan and shaker motors are each $\frac{1}{6}$ H.P. On reclaimer the coil box is 14 gauge type 430 stainless. The front plate is $\frac{3}{8}$ inch material and the wrap on the coil box is 12 gauge zinc coated for protection against rust. The basket is made of 12 gauge Tico metal a special type which is prepared with galvanizing at the mill. The fan motor on this machine is $\frac{1}{6}$ H.P. and the drive motor is $\frac{1}{4}$ H.P. gear head. The angle iron in this machine consists mostly of 3 x 3 x $\frac{1}{4}$ " model 41 steel consists of $\frac{3}{8}$ " metal, zinc sprayed, the coil being 14 gauge stainless steel. The pump is made of semi-cast steel and is driven by 1 H.P. motor. The capacity of the machine is 160 lbs per hr. 40 lbs load.

Inspection and Test

This appliance was inspected and tested at Campos Cleaners, 1458 Madison Avenue, New York City, and found to operate as designed. Represented at the inspection and test was Chief Eng. L. V. Huber of the Committee on Test and F. Amilaw representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Rocket Per Dry Cleaning Machine Model 45-24-41 for voluntary installation under the provisions of C26-178.0 on condition that the equipment is as herein described and the solvent used is classed as non-flammable. The Committee further recommends that in the event the solvent is changed, the electric motors shall be changed to comply with the requirements of C19-80.o.d and all installations in which the solvent used is not of the non-flammable type shall comply with the requirements of Art. 13, Chap. 19 Administrative Code.

The Committee further recommends that each appliance have a label permanently attached reading as follows—"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 60-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

459-52-SM

APPLICANT—Luminous Ceilings, Inc., owner.
SUBJECT—Application June 18, 1952—Acusti-Luminus Ceilings, approval of.

APPEARANCES—

For Applicant: Arthur W. Segil.

ACTION OF BOARD—Application withdrawn in view of filing of Cal. No. 99-53-SM.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

99-53-SM

APPLICANT—Luminous Ceilings, Inc., owner.

SUBJECT—Application January 30, 1953—Acusti-Luminus Ceilings, approval of.

APPEARANCES—

For Applicant: Arthur W. Segil.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 99-53-SM

Subject: Acousti-Luminus Ceilings, approval of.

Luminus Ceilings Inc., Chicago, Illinois, filed January 30, 1953 an application with the Board of Standards and Appeals for approval of the Acousti-Luminus Ceiling under the provisions of C26-461.1 Administrative Building Code.

Purpose

The ceiling is to be used as a light diffuser and also to provide acoustical treatment.

Description

The system consists of corrugated translucent plastic sheets supported on metal members which are themselves suspended from the ceiling, floor or roof above. Acoustical baffles, when used, are suspended and carried by the metal carrying members.

The metal carrying member is composed of two channels, spot welded back to back. The channels are of #22 gauge steel. The bottom flange of the channel is $\frac{7}{8}$ inches, the upper flange is $\frac{3}{8}$ inches and the overall height is $\frac{3}{4}$ inch. A flat sleeve, of #22 gauge metal is slipped over the bottom of the channels to prevent light leakage and to impart structural rigidity to the carrying members.

The Acoustical baffle projecting below the ceiling is a "U" shaped perforated member 1 inch wide by 4 to 6 inches deep and are made of #26 gauge steel and the baffles are filled with Fiberglass for acoustical purposes.

The plastic weight approximately $1\frac{1}{4}$ oz./sq. ft. with 9 corrugations $\frac{5}{8}$ " deep per 1'-0" of length. The track and baffle weight approximately $1\frac{3}{4}$ lbs/lineal ft.

Installation. One-quarter inch round steel rods are firmly attached to the ceiling, floor or roof above, on 3'-0" centers in one direction and 7'-0" centers in a direction perpendicular to the 3'-0". The metal carrying channels, with the sleeve, is attached to the suspension rods on the 3'-0" and 7'-10" centers. At right angles to these carrying channels, other header members, constructed identically the same as the main carrying members are secured to the main carrying members and to the one quarter inch round rods on a maximum of 25'-0" so that the grillage to support the plastic is a rectangle 25'-0" x 3'-0". To give lateral support to these members, one quarter inch rods are attached to the main carrying members at the top on 12'-0" centers and act as bridging. When the accoustical baffles are used, these baffles are clipped to the bottom of the main carrying members. Around the perimeter of the room, is placed a wall member, made of #22 gauge steel and formed in the shape of a channel to secure the plastic in place and to prevent curling at the ends of the roll. The plastic is placed on the lower flanges of the main carrying members and is secured in place by means of plastic discs that are wedged between the upper and lower flanges of the carrying members on a maximum of 7'-0" centers on each side of the carrying member.

Inspection and Test

The system was inspected and tested at 60 Park Row, New York, in the presence of Asst. Engr. J. A. Darts,

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Committee on Test and a representative of the applicant.

Load tests were conducted on the plastic itself in a downward and upward direction; on the main carrying member with and without the acoustical baffle and an upward thrust directly under the one quarter inch suspension rod. The plastic material itself was tested in accordance with the requirements of C26-461.1 Administrative Building Code and also tested by the Underwriters Laboratory for the toxicity of the gas generated when the material is subjected to flame.

Results of the test were as follows:

- A.. Plastic downward—three-quarters of a lb. per sq. ft. without deflection of the plastic.
- B.. Plastic upward—eight lbs. per sq. ft. without forcing plastic from track.
- C.. Track downward—five and one-half lb. per sq. ft. without deflection of track.
- D.. Track upward—fifty lbs. directly under hanger, Baffle moved 1/16 inch.
- E.. Track upward—seven lbs. per sq. ft. no deflection. (no baffle)
- F.. Directly under suspension rod—sixty-five lbs. rod bowed 1/16 in.

The material, when subjected to flame, generates no toxic gases. The complete report of the Underwriters Laboratory covering the toxicity of the gases and the report of Better Fabrics Laboratory covering the flammability are on file with and are part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Acousti-Luminus Ceiling for installation in New York City when constructed of materials as herein described and installed in accordance with the requirements of C26-461.1 Administrative Building Code on condition that the carrying members shall be carried on at least one-quarter inch round rods secured to the ceiling floor or roof construction above; that wire shall not be used in the suspension system; and further that Acousti-Luminus Ceiling shall not be installed in sprinklered locations and all plans filed with the Department of Housing and Buildings showing the proposed use of this system shall be marked or stamped, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 99-53-SM" and the containers or cartons in which this material is marketed shall be similarly marked. It is further recommended that the use of this ceiling in class I and II construction be limited to an area to be covered not to exceed 10,000 sq. ft. in area and only when such space is separated from the remainder of the floor area by an approved wall, fire wall, fire partitions and fireproof partitions. In class III construction the area shall be limited in accordance with the requirements of the Administrative Building Code.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

412-53-SA

APPLICANT—Ohio Chemical and Surgical Equipment Co., Division of Air Reduction Co., Inc., owner.

SUBJECT—Application May 18, 1953—Ohio Automatic Instrument Washer-Sterilizer, Model A425, approval of.

APPEARANCES—

For Applicant: Francis P. Parks.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 412-53-SA

SUBJECT: Ohio Automatic Instrument Washer-Sterilizer Model A425 approval of.

The Ohio Chemical and Surgical Equipment Co., Division of Air Reduction Company, Inc., owner-manufacturer filed May 18, 1953 an application with the Board of Standards and Appeals for approval of the Ohio Automatic Instrument Washer-Sterilizer under the provisions of C26-1277h Administrative Building Code and the Sumberger Inlet Rules of the Board of Standards and Appeals.

Purpose

A washing and sterilizing process for surgical instruments.

Description

This equipment is a dual purpose unit designed to automatically wash and sterilize surgical instruments in one process or to be manually operated to sterilize only at 27 psi. (270°F). The Wash-Sterilize process consists of a cold water soak, a water scrub, sterilizing period is accomplished in approximately 17 minutes, depending upon steam and water supply pressures. A timer is graduated from 0 to 30 minutes. The washing and sterilizing chamber is of monel metal. The device operates as follows:

As the door is closed, the door lock switch is depressed, the door pawl moves into the unlocked position and the white pilot light glows. When the ON-OFF switch is turned to the ON position, the water supply solenoid valve is energized and the water begins to flow into the chamber. Water entering the chamber actuates the door lock pressure switch opening the circuit to the door lock switch and the white pilot light. The door lock pawl moves into the locked position and the pilot light goes out. Water continues to fill the chamber to a level determined by the rear bulkhead. Overflow from the rear bulkhead actuates the water supply pressure switch. This action energizes the timer motor and the soak period begins. At the end of the soak period the steam supply valve solenoid is energized and steam flows into the heating coil. When the temperature of the water in the sterilizer reaches 270°F, the thermostat operates to deenergize the steam supply valve solenoid, closing the steam supply, and energizes the drain valve solenoid along with the holding circuit of the relay, and the drain valve opens. Water begins to drain from the chamber and the temperature drops below 270°F. The thermostat closes, the steam supply solenoid valve is energized and steam once again flows into the heating coil raising the temperature to 270°F. The drain valve is held open by the action of the holding circuit in the relay. Water continues to drain from the chamber and the temperature is again decreased to below 270°F. Steam is again admitted to the heating coil and any remaining water in the chamber is flashed into steam. When the chamber pressure decreases to 0, the water supply pressure switch and door lock pressure switch are actuated completing the circuit to the buzzer, the door lock solenoid and the white pilot light. The buzzer sounds. The door lock pawl moves into the unlocked position, the white light glows and the door may be opened.

Inspection and Test

This device was inspected and tested at 155 E. 23rd Street and was found to operate as designed, it was also investigated by the Dept. of Water Supply, Gas and Electricity. Present at these tests were Chief Engr. L. V. Huber of the Committee on Test; E. Bauman representing the Dept. of Water Supply, Gas and Electricity, G. Skaller representing the applicant, and Mr. Blitz of the Dept. of Hospitals.

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Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Ohio Automatic Instrument Washer-Sterilizer Model A425 for use in New York City under the provisions of C26.1277.h Administrative Building Code, and the Submerged Inlet Rules of the Board of Standards and Appeals when installed and operated in accordance with this report on condition that each device has a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 412-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

575-53-SM

APPLICANT—Berlin Chapman Co., owner (U. S. Seating Co., Agent).

SUBJECT—Application July 3, 1953—EZ-A-Way Bleacher, Model A, approval of.

APPEARANCES—

For Applicant: Edward D. Kestenbaum.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 575-53 SM

SUBJECT: EZ-A-Way Bleacher, Model A, approval of.

Berlin Chapman Company, owner-manufacturer of Berlin, Wisconsin, filed July 3, 1953 an application with the Board of Standards and Appeals for approval of the EZ-A-Way Bleacher Model D9663, the latest design under provisions of C26-178.0.b Administrative Building Code.

Purpose

A folding bleacher for indoor spectator seating.

Description

This device is a type of bleacher intended to be used primarily for indoor spectator seating. It may be telescoped or folded against the wall when not in use. The bleachers are constructed in standard sections 8, 12 and 16 ft. long with modern seats, foot boards and risers resting on steel supports and a maximum height of ten tiers. Each section of bleacher is furnished as an independent unit. The under-structure has a provision for guiding the moving rows during opening and closing of bleacher to prevent side drift, and for tying movable rows between the rear stationary weldment and the locked front weldment and for restraining the movable rows at top and bottom from movement in the open or closed direction when occupied. The first row section has an automatic brake mechanism without any floor attachment for locking bleachers in the extended position. The operations of the locking mechanism is such that the unlocked state is immediately noticeable. The foot and seat boards are made from high quality dense structural Douglas Fir or long-leaf Yellow Pine $1\frac{1}{4}$ inches by 10 inches before surfacing. The riser boards 1" by 10". The boards are

treated with a "Penta" preservative, sanded, edges are eased, sprayed with one coat wood sealer and finished with 3 coats of clear varnish. Each section is equipped with a key lock to lock bleachers in closed position. The rigid rear weldment is made of $1\frac{1}{2}$ " square 10 ga. tubing. It consists of 8 leg column on the 16 ft. long section, 6 legs in the 12 ft. section and 4 legs in the 8 ft. section. In addition two diagonal braces are used between the leg columns to resist side sway loads from either direction.

The bleacher is prepared for occupancy by lifting the front riser board, pulling the bleacher out to the extended position and pushing down the front riser board. The bleacher is locked in the extended position by the automatic brake.

The brake mechanism has the following safety features; the brake is self locking and cannot release itself when bleacher is occupied. The unlocked position is noticeable because the riser boards will be held in the outswing position. No floor attachments are necessary.

The diagonal braces consist of two $1\frac{1}{4}$ by 1 in. steel bars. The Scissor arrangement consists of $\frac{1}{4}$ by $1\frac{1}{2}$ in. steel bars and perform the following function; tie the movable tier sections to the rigid rear weldment thus limiting and preventing any additional outward movement from the closed position; tie the movable tiers to the locked front section preventing bleachers from closing due to front sway loads and prevents lateral drift and retain parallelism of the movable. The fixed wheel is 4" diameter hard rubber. The adjustable wheel is a double wheel arrangement for adjusting bleacher to compensate for floor irregularities. There are a total of 62 wheels in a 10 tier 16 foot section with each wheel having a load carrying capacity of 8,500 lbs.

Inspection and Test

An inspection and test of a bleacher installation was made at St. Michael's School, 15th Street, New York Avenue, Union City, New Jersey. Present at the inspection were Chief Engineer Leslie V. Huber of the Committee on Test, J. E. Van Sistine and Ed Kestenbaum, representing the applicant. Engineering computations have been filed by J. J. Beck, Professional Engineer, E. Berlin, Wisconsin. The top support brace is $1\frac{1}{2}$ in. by $1\frac{1}{2}$ in. by $\frac{3}{8}$ in. angle. The lower support brace is $1\frac{1}{2}$ in. sq. 10 gauge tubing. This beam runs the length of the section and supports the leg columns. The bottom side contains the wheels of the bleachers.

The seat support bracket is a $1\frac{1}{2}$ " x $\frac{3}{4}$ " x $\frac{1}{8}$ " channel and $\frac{1}{2}$ x $1\frac{1}{2}$ var. parts welded to slide channels forming a rigid forward structure for supporting the seat and riser boards. The slide channels are two $1\frac{1}{2}$ " x $\frac{3}{4}$ " x $\frac{1}{8}$ " channels. The leg guides are two semi-circular clips $\frac{1}{4}$ " by $1\frac{1}{2}$ " clips welded to upper end of leg columns and serve to guide leg along slide channels.

The test made on EZ-A-Way Bleacher Model A was to pull the Bleacher out to its full capacity. The committee consisting of L. V. Huber, E. Kestenbaum and J. Van Sistine jumped on both seat and foot boards. The Bleachers were solid, no sway, no give of any kind. When open the risers were securely locked. The bleachers were closed to the closed position without difficulty. A further inspection was made by members of the Board at the St. Michael's High School, Union City, New Jersey on May 20, 1954 and construction was examined.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the EZ-A-Way Bleacher, Model D866B for use in New York City on condition that the device be constructed in accordance with this report and installed in accordance with the pertinent requirements of Chapter 26, Administrative Building Code, provided the height of the bleacher shall be limited to 6 tiers; that the bleachers shall be adequately anchored and secured to floor and the wall, irrespective of number of tiers; that no seat occupant shall pass more than seven seats without the intervention of an aisle; that the aisle shall be a minimum width of 2'-6"; that

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the aisles shall be provided with steps adequately secured when the bleachers are in use to the main floor and further that the bleachers bear a label permanently affixed, reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 575-53-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

576-53-SA

APPLICANT—Detrex Corporation, owner.
SUBJECT—Application July 10, 1953—Detrex Dry Cleaner Process, Model 326, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE —

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 576-53-SA

Subject: Detrex Dry Cleaner Process Model 326, approval of.

The Detrex Corp., owner, filed July 10, 1953 an application with the Board of Standards and Appeals for approval of the Detrex Dry Cleaner Process Model 326 under the provisions of C26-178.0.b Administrative Bldg. Code and C19-76 through C19-80 Administrative Code.

Purpose

A commercial dry cleaning processing machine using non-flammable, non-combustible liquid.

Description

This drying tumbler or recovery unit is part of the Detrex process used for commercial drycleaning of garments, drapes and so forth. The process consists of two main machine assemblies. One of which is a washing machine where the garments are washed in the solvent and in which all liquid solvent is removed from those garments by centrifugal extraction. The clothes are then placed in the second closed unit which is the drying tumbler or recovery unit where the final solvent recovery is performed by evaporation and condensation and a short aeration cycle to remove the last traces of odor.

The drying tumbler or recovery unit is designed to recover the non-flammable, non-combustible cleaning solvent perchlorethylene and deodorizes four 25 to 30 pound loads of garments (dry weight) per hr.

The solvent perchlorethylene is rated by the Underwriter's Laboratories, Inc. at zero flammability on a scale in which kerosene (100° F. Flash) rates 30-40 and ether rates 100. The drying tumbler described below has Underwriter's Laboratories, Inc. approval.

The Detrex drying tumbler or solvent recovery unit sold under the trade name of "Synth-O-Saver", consists essentially of an open basket constructed with a solid spun, 16 gauge metal back and a perforated, galvanized metal periphery. The front face is a spun disc with an opening in the center

for easy access to the basket. This basket is mounted on a stub shaft and supported by two ample anti-friction, self-aligning ball bearings. The tumbler basket is rotated by a ¼ HP, 1750 RPM open, ball bearing motor connected to and driving a gear reducer through a belt and two sheaves which is connected to the tumbler shaft and driven by means of roller chain drive and two cut-tooth steel blade sprockets. The entire unit is enclosed in a sheet metal housing which is vapor tight. Air is supplied through the recovery unit by a paddle-wheel type fan of cast aluminum construction which is directly connected to a ⅓ HP, 3500 RPM, 110 volt motor. Both this motor and the tumbler motor have individual control switches and are adequately protected by thermal overload and short-circuiting devices. The solvent reclaiming unit (Synth-O-Saver) fan draws the solvent laden air from the shell which encloses the tumbler basket and passes it through a large filter bag to remove lint, dirt and other foreign matter. The air then passes through the damper housing over a cooling coil where the solvent is condensed and removed from the air. The solvent flows from this location through a water separator. The reclaimed solvent is piped back to the storage tank of the dry cleaning machine and the separated water collected in a small open container. The air, after the solvent vapors have been removed, passes over a heating coil and is re-delivered to the housing of the reclaiming unit ready for the next cycle.

When this outlined air-flow is carried out, the damper is in the recovery position it prevents the loading door from being opened, it is necessary for the damper handle to be in the aeration position before the loading door can be opened to load or unload the unit.

The loading door is also electrically interlocked to the drive motor so that the tumbler ceases to rotate whenever the loading door is open.

All piping, valves and fittings are of the standard 125 lb. type. The heating and cooling coils of the recovery unit are designed to withstand a test pressure of 200 lbs. per sq. in. and a working pressure of 125 lbs. per sq. in. gauge. All electrical equipment, wiring and fittings are in accordance with NEMA code and have been tested and approved by Underwriter's Laboratories, Inc.

The Synth-O-Saver is designed for operation on 110 volts, single phase, 60 cycle current. The total connected electrical load for the entire Detrex drycleaning process is approximately 4½ HP.

Inspection and Test

The device was inspected and tested at 7503 13th Avenue, Brooklyn and found to conform to specifications. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and F. J. Chmielnicki representing the applicant.

The device has been approved by the Underwriter's Laboratories Electrical 19047 Application No. 52C43993A.

Recommendation

On the basis of the inspection and test and the data filed by the applicant the Committee on Test recommends the approval of Detrex Drycleaner Process Model 326 for voluntary installation under the provisions of C26-178.0.b on condition that the equipment is as herein described and the solvent used is classed as non-flammable. The committee further recommends that in the event the solvent is changed the electric motors shall be changed to comply with the requirements of C19-80-0d and all installations in which the solvent used is not of non-flammable type shall comply with the requirements of Article 13 Chapter 19 Administrative Code.

The Committee further recommends that each appliance have a label permanently attached reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 576-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

810-53-SA

APPLICANT—Otis Elevator Co., owner.

SUBJECT—Application November 12, 1953—Otis Elevator Hoistway Door Interlock, Model 6940A, approval of.

APPEARANCES—

For Applicant: Philip Karmel.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 810-53-SA

Subject: Otis 6940A Elevator Hoistway Door Interlock, approval of.

Otis Elevator Co., New York, filed November 12, 1953 an application with the Board of Standards and Appeals for approval of the Otis 6940A Elevator Door Interlock under the provisions of C26-985.0, C26-1139.0 and C26-1179 through C25-1185.0 Administrative Building Code.

Purpose

The appliance is used as an interlock on elevator hoistway doors.

Description

The appliance is used with power operated horizontally sliding elevator hoistway doors.

The switch assembly is secured to the hoistway enclosure and the lock assembly is attached to the hoistway door. A vane is carried by the power operated door.

The switch assembly has a 3/16" steel baseplate and a "U" shaped #16 gauge steel cover. It includes the locking block and phenolic insulators carrying two spring-actuated silver contacts with silver to silver fulcrum points.

The lock assembly is carried on a welded steel bracket. It includes a malleable iron lock lever pivoted on a roller bearing. The lock lever is equipped with a silver bridge, supported on phenolic insulator and compression actuated spring, as well as a rubber tired unlocking roller. A bell crank with two rollers is used to grasp the car door vane while the doors are being opened and closed by power, but plays no part in interlocking.

In operation the device functions as follows; when the door is closed and locked and the interlock circuit made.

As the car door opens, the vane strikes the roller, rotating a lock lever; further motion of the car door and the vane continues the rotation of the lock lever, increasing the contact gap and disengaging the lock.

Continued motion of the car door then opens the hoistway door. During this opening the bell crank is rotated counter clockwise by a torsion spring and thus grasps the vane between its rollers, and the unlocking roller so that the car and hoistway doors are firmly connected to one another.

As the car door closed, the vane closed the hoistway door. During the last 3 inches of travel the bell crank lever is rotated clockwise disengaging its roller from the vane. The lock lever will enter the switch box in the depressed position.

When the hoistway doors are fully closed, the rollers are both clear of the vane, thus providing running clearance while the car is in motion.

Inspection and Test

The device was satisfactorily subjected to the following tests at the Underwriters Laboratory: Endurance Test, Current Interrupting Test, Test in Moist Atmosphere, Test

Without Lubricant, Misalignment Test, Insulation Test and Force and Movement Test.

The complete report, Underwriters Laboratory Safety Appliance 1449, Application No. 53C5477 is on file with and is part of the record.

Recommendation

On the basis of the foregoing data, the Committee on Test recommends the approval of Otis 6940A Elevator Hoistway Door Interlock as having met the requirements of C26-1179.0 through C26-1185.0 Administrative Building Code on condition that the device is manufactured as herein described and further that each device bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 810-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

35-54-SM

APPLICANT—Reliance Tubular Products Co., owner.

SUBJECT—Application January 19, 1954—Reliance Tru-Fit (range connector), Model 77, approval of.

APPEARANCES—

For Applicant: Joseph Geitler.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

RE: CAL. 35-54-SM

Subject: Reliance TruFit Model 77 Gas Range Connector, approval of.

The Reliance Tubular Products Company, Cleveland, Ohio, owner-manufacturer filed January 19, 1954 an application with the Board of Standards and Appeals for approval of the Reliance TruFit Gas Range Connector under the provisions of C26-178.0.b and Art. 12 of the Administrative Building Code.

Purpose

To install gas appliances with flexible connector so that the appliance can be readily adjusted as to location.

Description

The Reliance TruFit Model 77 Gas Range Connector is flexible metallic connector using corrugated brass with flare type nuts and flare type fittings.

The brass tips are brazed to tubing using #45 Easy-Flow Silver Solder (45% silver; 15% copper; 16% zinc; 24% cadmium). Melting point 1125°F.; flow is at 1145°F and specific gravity 9.34.

Inspection and Test

The device was inspected and tested by the American Gas Association and found to comply with specifications and was approved by them.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends

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the approval of the Reliance Trufit, Model 77 Gas Range Connector for use in New York City when fabricated of material as herein described and when manufactured in accordance with this report and the provisions of Art. 12, Administrative Building Code on condition that each device be stamped, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 35-54-SM.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

246-54-SA

APPLICANT—Quiet Automatic Burner Corp., owner.
SUBJECT—Application March 25, 1954—Quik Heat Suspended Oil Furnaces Models 80-SU, 100-SU, 125-SU, 150-SU, 224-SU and 300-SU, approval of.

APPEARANCES—

For Applicant: J. Gordon Kaveny.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 246-54-SA

Subject: Quik Heat Suspended Oil Furnaces Models 80-SU, 100-SU, 125-SU, 224-SU, 150-SU, and 300-SU, approval of.

The Quiet Automatic Burner Corp., owner-manufacturer filed March 25, 1954 an application with the Board of Standards and Appeals for approval of the Quik Heat Suspended Oil Furnaces Models 80-SU, 100-SU, 125-SU, 150-SU, 224-SU, and 300-SU under the provisions of C19-57 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

An oil burning heater suspended from the ceiling.

Description

The Quik Heat Oil Fired Suspended is a forced warm air furnace made of steel with combustion chamber and radiator, blower and motor. It is equipped with a flanged type Quiet Automatic oil burner with a two stage fuel oil pump, Minneapolis-Honeywell or Perfex safety controls (relay, thermostat and fan-limit switch). The furnaces are suspended from the ceiling with a 12" to 18" clearance from the ceiling and 8 feet to 10 feet from the floor.

These burners are made in six sizes:

	Burner Rating	Size
# 80-SU	80,000 B-T-U	22 x 22 x 59
100-SU	112,000 "	25 x 22 x 63
125-SU	125,000 "	20 x 27 x 60
150-SU	150,000 "	22 x 29 x 61
224-SU	224,000 "	24 x 32 x 74
250-SU	250,000 "	24 x 32 x 80

These furnaces can also be placed on the lowest floor of a building as a basement furnace. The cabinet which is made of 14 gauge steel contains the blower 1050 cu. ft. min. and the oil burner the motor of which is $\frac{3}{4}$ H.P. The controls

are a Minneapolis-Honeywell delayed action valve. The support plate for the burner is 10 gauge steel. There is a refractory lining in the cabinet around the burner. When used in garages or places with explosive atmosphere a fresh air supply shall be connected to the air intake of the burner and any opening in the cabinet to the atmosphere of the garage shall be protected with a 40-40 wire mesh.

Inspection and Test

A model of the furnace was inspected and tested at 17-19 Grove St., Montclair, New Jersey, and found to operate as designed. Present at the inspection and test were Chief Engr. L. V. Huber of the Committee on Test and J. Gordon Kaveny representing the applicant.

Recommendation

On the basis of the inspection and test and the date submitted by the applicant the Committee on Test recommends the approval of the Quik Heat Suspended Oil Furnace Models 80-SU, 100-SU, 125-SU, 150-SU, 224-SU and 300-SU for use in New York City, when installed and operated in accordance with this report and the provisions of the Oil Burner Rules of the Board of Standards and Appeals provided each installation bear a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 246-54-SA", and it is further recommended that when installed in garages a fresh air supply shall be provided from the outer air connected to the air intake of the oil burner.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

368-54-SM

APPLICANT—Building Products Corp., for Stefer Corp., owner.

SUBJECT—Application May 5, 1954—Greybrick (cinder brick), $2\frac{5}{8}$ " x $3\frac{5}{8}$ " x 8', approval of.

PREMISES AFFECTED—

APPEARANCES—

For Applicant: Leon S. Poll.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 368-54-SM

Subject: Greybrick (cinder brick), approval of.

Building Products Corp., for Stefer Corp., New York, filed May 5, 1954 an application with the Board of Standards and Appeals for approval of the material known as Greybrick (cinder brick) under provisions of the Masonry Rules of the Board.

Purpose

The cinder brick is to be used in masonry construction.

Description

The brick is made of one part approved portland, six parts of $\frac{3}{8}$ in. grets and four parts of fine and coarse cinders. The water cement ratio is $3\frac{1}{2}$ gallons per sack of cement.

MINUTES

The brick is formed on a Besser machine, cured in high pressure steam kilns for eight hours then air cured.

Inspection and Test

The plant of the applicant on Boston Post Road was inspected by Asst. Engr. J. A. Darts, Committee on Test. Sample bricks were identified and marked. Tests in accordance with the requirements of the Masonry Rules were conducted at Manhattan College.

Results were as follows:

Compressive Strength	{average of 5 specimens}	—4172 p.s.i.
Modulus of Rupture	{average of 5 specimens}	—702 p.s.i.
Absorption	{average of 5 specimens}	—5.10%

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Greybrick (cinder brick) when manufactured as herein described, for use in New York City under the provisions of the Masonry Rules of the Board on condition that the brick shall be identified by a circular impression $\frac{3}{4}$ of an inch in diameter and $\frac{1}{8}$ of an inch in depth at one end of the brick and further that the manufacturers shall submit seven drawings showing said mark as required by the Masonry Rules of the Board.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

485-39-SM—Vol. II

APPLICANT—United States Gypsum Co., owner.

SUBJECT—Application for consideration—re opening as to amendment of resolution—Re USG Rocklath Accessories—previously approved.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Application reopened for test and report as to proposed amendment as to clips.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors	4
Negative	0

1137-40-SA—Vol. II

APPLICANT—The Silent Glow Oil Burner Corp., owner (Agent: A. R. Birkins).

SUBJECT—Application for consideration—re reopening as Vol. II and new type oil burner for test and report—Coronation Oil Burner, Model No. CRN—re previously approved.

APPEARANCES—

For Applicant: Arthur R. Birkins.

ACTION OF BOARD—Application reopened as Vol II, to consider a new type of oil burner, for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors	4
Negative	0

899-47-SA

APPLICANT—Bryant Heater Company, owner.

SUBJECT—Application for consideration—reopening and consider additional Model #319—re Bryant Winter Air Conditioner—previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report and test, if required, to consider additional model numbers, various sizes.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors	4
Negative	0

40-48-SM—Vol. III

APPLICANT—F. Schmacher and Co., owner.

SUBJECT—Application for consideration—reopening as Vol. III and consider two new nylon fabrics—re F. Schamacher and Co., Nylon Woven Fabrics—previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. III, to consider two new nylon fabrics, for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors	4
Negative	0

187-50-SA

APPLICANT—Consolidated Machine Corp., owner.

SUBJECT—Application for consideration—re reopening restore to docket—re previously dismissed, The NP Water Still, The Standard Water Still, Model Nos. NP-E $\frac{1}{2}$; NP-E-1; NP-E-2; NP-E-3; NP-E-5; E- $\frac{1}{2}$; E-1; E-2; AE-3; and E-5.

APPEARANCES—

For Applicant: C. S. Quillen.

ACTION OF BOARD—Application reopened and restored to the docket, previously dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors	4
Negative	0

244-51-SA

APPLICANT—E. B. Gross, for Gross Machinery Co., owner-Manufacturer.

SUBJECT—Application for consideration—reopening and report as to additional model—re Silex Washers, Model A (Dry Cleaning)—re previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report as to additional model.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors	4
Negative	0

664-53-SM

APPLICANT—The Peelle Company, owner.

SUBJECT—Application August 28, 1953—Peelle Metal Clad Fire Counterbalanced Doors (for Class B Locations), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Taken off calendar for further consideration and revised report.

MINUTES

100-54-SM

APPLICANT—Luigi Saito, owner.

SUBJECT—Application February 1, 1954—Saito Fuel Saving Device (draft regulator), approval of.

APPEARANCES—

For Applicant: Luigi Saito.

ACTION OF BOARD—Taken off calendar. Applicant was advised that no action could be taken until the appliance was being manufactured so that examination of the product and factory could be made.

54-40-A

APPLICANT—Bethlehem Steel Company, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment as to proposed extension in height—re Application (decision of the borough superintendent), previously granted on condition.

PREMISES AFFECTED—175 Mesereau avenue, southeast corner of Davidson street, Block 1242, Lot 5, Mariners Harbor, Borough of Richmond.

APPEARANCES—

For Applicant: Irwin Emerman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and P. L. Santoro, Borough President, Richmond.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 6, 1940, on certain conditions; and

WHEREAS, the resolution was amended from time to time and last extended on July 11, 1944; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 6, 1940, as thereafter *amended* by resolutions adopted July 11, 1944, by adding thereto:

"* * * that the dust collector erected on the roof, of the height as shown, and as indicated on plans filed with this request for amendment marked 'Received July 6, 1954,' (2 sheets), and as passed upon by the Borough Superintendent under Alt. Applic. 193, Obj. 1, denied July 1, 1954, may be erected and maintained *on condition* that the superstructure shall be constructed of incombustible materials substantially as indicated on plans as above cited; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as *amended* by resolution adopted under this calendar number as above cited."

565-46-A—Vol. II

APPLICANT—Kollsman Instrument Corp., owner.

SUBJECT—Application reopened November 4, 1953 as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—80-06 47th avenue, south side, 1250 ft. east of Queens boulevard (Block 1536, Lots 52 and 53), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant—Irving M. Moss.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated September 25, 1953, reads:

"This will acknowledge receipt of your letter of September 21, 1953 wherein you request a permit for employees to smoke in areas specified above. You are advised that your request must be denied for the reason that smoking is prohibited by mandatory provisions of the Labor Law and the Rules of the Board of Standards and Appeals."

and

WHEREAS, the applicant states that the building is 5 stories, 65 ft. in height; 200 ft. by 100 ft. in area, of class 1 construction, erected 1944, located on a lot 300.78 ft. by 115 ft. in area, in an unrestricted use district, and used and occupied since 1944 as follows: basement, inspection, boiler room and storage, 10 persons; 1st floor, cafeteria, shipping and stock, 43 persons; 2nd floor, manufacturing and inspection, 195 persons; 3rd floor, manufacturing and inspection 273 persons; 4th floor, assembling, 288 persons; 5th floor, assembling 227 persons; that the building is provided with a one source sprinkler system, an approved interior fire alarm system; that there are two interior steel stairs, concrete enclosed, equipped with fireproof self-closing doors; and

WHEREAS, Certificate of Occupancy #Q31325 issued July 25, 1944, permits the present use and occupancy; and

WHEREAS, on October 15, 1946, under Vol. I, of this appeal the Board permitted smoking in the cafeteria portion of the 1st floor of this building on application of Square D Company, the then owner; and

WHEREAS, this appeal was reopened by a vote of the Board November 4, 1953, upon application of Kollsman Instrument Corporation, an affiliate of the former owner, to consider a new decision of the fire commissioner relating to additional smoking areas; and

WHEREAS, the applicant now requests that smoking be permitted within the cafeteria on the 1st floor, as previously permitted by the Board, and in the lavatories and locker rooms and the traffic manager's office on the 1st floor; the lavatories and locker rooms on the 2nd floor; the lavatories, locker room, tool design room, superintendent's office and the Navy and Air Force officers on the 3rd floor, and in the lavatories and locker room and the superintendent's office on the 5th floor, as indicated on plans filed with this application for reopening marked "Received October 26, 1953," 7 sheets; and

WHEREAS, the applicant contends that its employees have requested that the privilege of smoking be obtained in certain designated areas of the premises; that the employees feel they would be better able to perform their duties if they could smoke during working time; that the employees have assured the owner that they will be careful in smoking on the premises and see to it that all lights and smokes are properly extinguished; that the owner is engaged in defense work for the United States Government and the welfare of the employees is important as an improvement in working conditions will directly improve the defense output of the country.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 15, 1946, by adding thereto:

"that smoking may also be permitted in additional areas as indicated on plans filed with this appeal, marked 'Received October 26, 1953' (7 sheets), *on condition* that no materials used or stored on the premises shall be such as to require a permit from the Fire Department for use of inflammables; and that in all other respects the resolution above cited shall be complied with where not inconsistent with the terms of this *amended* resolution."

378-54-A

APPLICANT—Maxfield Blaufeux, for Fulrock Realty Corp., owner.

SUBJECT—Application May 6, 1954—Appeal from a decision of the borough superintendent.

MINUTES

PREMISES AFFECTED—580-598 Fulton street and 63-77 Rockwell place, southeast corner (Block 2107, Lot 15), Borough of Brooklyn.

APPEARANCES—

For Applicant: Maxfield Blaufeux and Sam Mosberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 5, 1954, acting on Alt. Applic. 5545/53 reads:

"1. Opening in fire wall on 1st floor to be protected as per Sect. 10.8.1 of Bldg. Code."

and

WHEREAS, the applicant states that the building is 3 stories, 40 ft. in height; 202 ft. 4 in. front by 133 ft. 5 in. in depth at 1st floor; 194 ft. 4 in. front by 124 ft. 3 in. in depth at typical floor; of class 3 construction; erected 1929; located on a lot 202 ft. 4 in. front by 133 ft. 5 in. in depth, in a business use, B area, class 2 height district, and used and occupied since 1937 as follows: cellar, ordinary; 1st floor, restaurant and cabaret, motion picture theatre and stores, 649 persons; 2nd floor, showroom, 88 persons; 3rd floor, showroom, 88 persons; and

WHEREAS, Certificate of Occupancy #85604 was issued upon completion of work under Permit 14374 of 1937, and permits the following use and occupancy: 1st floor, restaurant and cabaret, 50 persons; motion picture theatre and stores, 599 persons; 2nd floor, showroom; 3rd floor, showroom; that the building is now proposed to be used and occupied as follows: 1st floor, motion picture theatre and stores, 621 persons; 2nd floor, offices, 120 persons; 3rd floor, offices, 126 persons; that the building is equipped with an approved standpipe system; that there are two interior stairs, 3 ft. 8 in. and 4 ft. 4 in. in width, of iron construction, with marble treads, enclosed in brick and in terra cotta blocks, plastered both sides, equipped with one hour fireproof self-closing doors; stair halls lead to roof bulkhead and to street; and

WHEREAS, the applicant states that the building was erected under N. B. Applic. 870/27, and Certificate of Occupancy #55763 issued for the following use and occupancy: cellar, ordinary use; 1st floor, stores and motion picture theatre; 2nd floor, tea room with dancing space; 3rd floor, showroom; that on December 29, 1937, Certificate of Occupancy #85604 was issued upon Alt. Applic. 14374/37 for the following use and occupancy: cellar, ordinary use; 1st floor, restaurant and cabaret and motion picture house; 2nd floor, showroom; 3rd floor, showroom; that since 1937 this occupancy has continued and recently the New York State Labor Department leased for a term of 15 years the 2nd and 3rd floors for its district employment office; and Alt. Applic. 5545/53 was filed and approved for the proposed use, and permit obtained and the alteration work is now in progress and it is proposed to obtain a certificate of occupancy for use of the 2nd and 3rd floors for offices; that the proposed tenant requests that the present 2 hour stairway enclosure at the 1st floor leading to Fulton street, terminate into the elevator lobby, thereby penetrating the existing fire wall with no obstruction so as to provide facilities for the steady flow of employment applicants in and out of the building; that an amendment was filed for the proposed change resulting in the decision herein appealed; and

WHEREAS, the applicant contends that the proposed 5 ft. opening on the 1st floor in the fire wall will not present a more hazardous condition since it is proposed to provide a water curtain protection of two sprinkler heads on each side of this opening, that it is also proposed to provide the new elevator lobby with sprinklers and fire retard the wood stud partitions and metal channel hanging ceiling with wire lath and vermiculite plaster; that all of the sprinklers

installed will be connected to the domestic water supply of the building; and

WHEREAS, the applicant states that it is also proposed to remove the metal and wood strip ceilings from the 2nd and 3rd floors and install perforated rock lath with vermiculite plaster; that all windows of wood on these floors will be replaced with steel windows and the entire area will be used by the Department of Labor including the lobby on the 1st floor which will be fire retarded thereby reducing the fire hazard of the proposed commercial occupancy.

Resolved, that the decision of the Borough Superintendent acting on Alt. Applic. 5545/53, Objection 1, dated May 5, 1954, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the proposed opening in the fire wall and the rearrangement of the stairs and exits substantially as proposed and as indicated on plans filed with this appeal marked "Received May 6, 1954," (9 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area and provided that the lobby shall have concrete floor and walls and ceiling of fire retarded construction.

656-53-A

APPLICANT—Kitzler and Nurick, for George Massabni, owner.

SUBJECT—Application for consideration—re reopening as to amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition.

PREMISES AFFECTED—9108-9110 5th avenue, west side 50 ft. south of 91st street, Block 6087, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 20, 1954, on certain conditions as contained in the following resolution:

"Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 3154-53, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to Objection No. 1, only as to exits in the cellar, *on condition* that such exits shall be maintained as shown on revised plan marked "Received April 13, 1954," 1 sheet, and that all exits in the building shall comply with the requirements; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area; that the requirements of the resolution as adopted this day under Cal. No. 665-53-BZ, shall be complied with; as to Objection No. 3, that the live load of the 2nd floor may be continued as permitted by the Borough Superintendent in 1922, and as evidenced by Certificate of Occupancy No. 3142; that such signs showing such live load shall be posted on the 2nd floor and the use of the floor shall not be permitted to exceed such live loading."

and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 20, 1954, only so far as it has reference to the existing 3 ft. 8 in. wide

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fireproof enclosed stairs extending from cellar to roof and the existing fire escape at the rear of the building as indicated on plans filed with Cal. No. 665-53-BZ, as a companion application to Cal. No. 666-53-A, and referred to in such resolution adopted April 20, 1954; that in all other respects the resolution above cited shall be complied with.

941-53-A

APPLICANT—Clinton Brown, for Romulus Corp., owner (General Switch Corp., lessee).

SUBJECT—Application December 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—238-248 North 9th street and 45 Roebling street, southeast corner (Block 2314, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Clinton Brown.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 4, 1953, on Sprinkler App. 1486/53, reads:

"2. Provide two 8 in. sources of water supply for sprinkler system in new addition existing bldg. Recon- sideration denied Obj. 1 of 7-31-1953—repeated."

and

WHEREAS, the decision of the Borough Superintendent, dated July 31, 1953, on Sprinkler Applic. 1486/53, reads:

"1. Provide two (2) 8" sources of water supply for for sprinkler system in new addition & existing bldg. Ch. 26-254.0 (4.2.1) Bldg. Code."

and

WHEREAS, the applicant states the building is 2 and 4 stories, 33 and 53 ft. in height, 109 ft. 2 in. by 100 ft. in area, Class 3 construction, erected in 1929, 1947 and 1950 on a lot 200 ft. front by 100 ft. in depth in an unrestricted use, B area, Class 1½ height district; used and occupied: Cellar—boiler room; 1st, 2nd, 3rd and 4th floors—factory, 75 persons per floor, entire building used for the manufacture of electric switch parts; and

WHEREAS, the applicant states that the original building was 75 ft. by 100 ft. in area at the corner of N. 9th and Roebling streets, erected in 1929, provided with a wet pipe automatic sprinkler system fed by a single 6 in. city main connection on N. 9th street, installed in accordance with requirements of the N. Y. Fire Insurance Rating Organiza- tion; that the source of supply consisted of a 6 in. supply main and approved 6 in. fire meter with the interior piping reduced to 5 inches immediately on the house side of the fire meter; that two 3 x 3 x 5 in. siamese Fire Department connections were installed, one on each of the two street frontages; that the largest fire area required 110 sprinklers; that this building was four stories high; that in 1947 a two- story extension 50 by 99 ft. 9 in. in area was erected and the sprinkler system extended in accordance with the under- writers' requirements; that in this new extension the largest fire area required 180 sprinklers and the same 6 in. water supply source was used; that in 1950 an additional two story extension 74 ft. 2 in. by 99 ft. 2 in. in area was erected under Alt. App. 1203/50; and since this extension caused the building to exceed the permissible area under Chapter 26- 254.0 of the Administrative Code, an approved sprinkler system having two sources of supply was required and an application and plans were filed under Sprinkler App. 1486/53 for the installation of this system; and

WHEREAS, the applicant states it is now proposed to extend the sprinkler system into the extension erected in 1950 under Alt. App. 1203/50 and to install a new 6 in. city main con-

nection on Roebling street to be used in conjunction with existing 6 in. city main connection on North 9th street, so that the system will be fed by two automatic sources; and

WHEREAS, the applicant contends that the largest fire area in any story will now require 270 sprinkler heads; that strict compliance with the Code would permit only 220 heads on a 6 in. source of supply; that only two fire areas in the building will exceed this limit, the 1st floor with 270 heads and the second floor with 265 heads; that the upper fire areas con- sisting of the 3rd and 4th floors require 104 and 109 heads, respectively; and

WHEREAS, the applicant further contends that the National Fire Protection Association and the National Board of Fire Underwriters and the N. Y. Fire Insurance Rating Organi- zation will permit 275 heads on a 6 in. supply; that there is a proposed amendment to the Administrative Code which would bring the Code in line with the Underwriters' requirements, including the provision permitting 275 heads on a 6 in. pipe; and

WHEREAS, the applicant further contends that the processes conducted at this particular plant do not permit construction of unpierced fire walls separating the two extensions from the original buildings; that 12 ft. wide openings have been provided in the 12 in. brick walls separating the three basic units of the factory; that, however, except for these open- ings the fire walls are continuous from the foundation to 3 feet above the roof; that it would be an unnecessary hard- ship on the owner if he were not permitted to re-use the 6 in. city main connection on N. 9th street as one of the automatic sources of supply required by the Code; that in view of the acceptance by the underwriters organizations and in view of the proposed amendment to the Administrative Code, it is requested that a modification of the decision of the Borough Superintendent be granted to provide for a new 6 in. street main connection and a new 6 in. meter on the Roebling street side of the premises and the re-using of the existing 6 in. service on the N. 9th street side, and in all other respects the sprinkler installations comply with all laws, rules and regulations applicable thereto.

Resolved, that the decision of the Borough Superintendent, acting on Sprinkler Applic. 1486/53, Objection 2, dated De- cember 4, 1953, and objection 1 under same sprinkler appli- cation dated July 31, 1953, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit two 6 in. sources of water supply as proposed and as indicated on plans filed with this appeal marked "Received December 30, 1953" (1 sheet), provided such 6 in. supplies shall be on different streets and to permit the coverage of heads on the floors as stated in view of the approval by the rating organization of the New York Board of Fire Underwriters and in view of the proposed amendment to the sprinkler requirements of the Building Code, provided that where openings 12 ft. in width in masonry walls occur on several floors there shall be, in lieu of fire doors, a sprinkler curtain on either side of the wall for such floors, consisting of not less than two heads each side at a distance of not over 2 ft. from the wall, and that these shall be in addition to the regular grid system sprinklers; that any material used of a combustible or in- flammable nature in the process of manufacturing shall be subject to permits by the Fire Commissioner; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as *modified* by the Board under Cal. No. 658-42-A, under date of October 5, 1943 and the sprinkler system shall be main- tained to the satisfaction of the Fire Commissioner as pro- posed.

140-54-A

APPLICANT—Samuel Rosenblum, for Yemassee Corp., owner.

SUBJECT—Application for consideration—re reopening amendment to resolution—re decision of the borough super- intendent, previously granted on condition.

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PREMISES AFFECTED—308-316 East 48th Street, south side 100 ft. east of 2nd avenue, Block 1340, Lot 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Edwin J. Carey.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 4, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 4, 1954, by adding thereto:

"* * * that an additional sign 3 ft. by 4 ft. in area, extending at right angles from the building, as proposed and shown on plans filed with this appeal marked 'Received June 30, 1954,' (1 sheet) may be permitted, in addition to the signs permitted by resolution adopted May 4, 1954, and reading: 'Carey Day and Night Parking' and located on the pier toward the east as proposed, on condition that in all other respects the resolution above cited shall be complied with as herein *amended* and as passed upon by the Borough Superintendent under App. 94/54, Obj. No. 9, disapproved June 28, 1954."

862-41-A—Vol. III

APPLICANT—Theodore R. Earne, for Ione R. Tiedemann, owner.

SUBJECT—Application reopened June 2, 1953 as Vol. III—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—168-08 Northern Boulevard, southeast corner of 168th street (cellar); Block 5399, Lot 5, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Theodore R. Earne.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice; applicant to file application for zoning variance.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

45-52-A

APPLICANTS—Samuel J. Stitch, for Boston Road Associates, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—843 East 172nd street and 1560-1570 Boston road, southeast corner, Block 2976, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn, to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

428-52-A

APPLICANT—Sylvania Electric Products, Inc., lessee, for The Mutual Life Insurance Co. of New York, owner.

SUBJECT—Application May 26, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1730-1750 Broadway (1740 Displayed), east side, from West 55th to West 56th streets, 208-220 West 56th street and 213 West 55th street, Block 1027, Lot 20—formerly Lots 20, 23 and 40, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Withdrawn, to comply. The applicant advised the Board that the material had been removed from the building and that they now complied; that the violation had been dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

434-52-A

APPLICANT—Welcome R. Steinmetz, for 150-152 Bleecker Street Corp., owner.

SUBJECT—Application June 9, 1952—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—152 Bleecker street, south side, 25 ft. east of Thompson street (4th floor), Block 525, Lot 43, Borough of Manhattan.

APPEARANCES—

For Applicant: A. S. Goodman.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

291-53-A

APPLICANT—Robee Manufacturing Co., Inc., for 385 Gerard Corp., owner.

SUBJECT—Application April 17, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—385 Gerard avenue, west side, 12 ft. south of East 144th street (Block 2349, Lot 90), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert C. Golembe.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

497-53-A

APPLICANT—Joseph M. Lonergan, for 324 Lafayette Street Corp., owner.

SUBJECT—Application June 18, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—324-328 Lafayette street, west side, 116 ft. 13/4 in. south of Bleecker street and 159 Crosby street (Block 522, Lot 28), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph M. Lonergan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

MINUTES

561-53-A

APPLICANT—Percy and Harold D. Uris, owner.
SUBJECT—Application July 17, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—462-498 Madison avenue, west side, from East 51st to East 52nd streets, 15-27 East 51st street and 24 East 52nd street (2nd, 5th, 6th and 9th floors); (Block 1287, Lot 14), Borough of Manhattan.

APPEARANCES—

For Applicant: Seymour L. Mantell.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

564-53-A

APPLICANT—Brown and Matthews, Inc., for Farrand Optical Co., owner.

SUBJECT—Application July 29, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4401 Bronx Boulevard, west side, 260.51 ft. north of Nereid avenue (Block 565, Lot 60), Borough of The Bronx.

APPEARANCES—

For Applicant: Walter F. Timoney.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

630-53-A

APPLICANT—Remington Rand Inc., owner.

SUBJECT—Application August 26, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—315 4th avenue, southeast corner of East 24th street (1st floor); (Block 879, Lot 81), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Deputy Chief Connors 4
Negative 0

738-53-A

APPLICANT—James F. Reynolds, for Wilhelmina Norcross, Executrix for Gustav Otto Jakob, owner.

SUBJECT—Application October 15, 1953—filed pursuant to section 35, General City Law re building located in bed of proposed street—Shore Drive.

PREMISES AFFECTED—76 Pennyfield avenue, east side, 27 ft. south of Alan place (Block 5529, Lot 417), Borough of The Bronx.

APPEARANCES—

For Applicant: James F. Reynolds.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

753-53-A

APPLICANT—Leonard F. Rothkrug, for Carlton Kerr, owner.

SUBJECT—Application August 26, 1953—Appeal from an decision of the borough superintendent.

PREMISES AFFECTED—1315 Dean street, north side, 255 ft. west of Brooklyn avenue (Block 1208, Lot 59), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

239-54-A

APPLICANT—Arthur Levine, for Irving Goldberg, owner.

SUBJECT—Application March 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—725 Union street, north side, 69 ft. west of 5th avenue (Block 952, Lot 43), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice, for the purpose of obtaining a new decision from the Borough Superintendent.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

458-53-A

APPLICANT—Protex Co., for 236 West 26th Street, Inc., owner.

SUBJECT—Application June 8, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—236 West 26th street, south side, 414 ft. 9¼ in. west of 7th avenue (street floor); (Block 775, Lot 60), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

474-53-A

APPLICANT—Louis B. Santangelo, for Ika Realty Corp., owner.

SUBJECT—Application June 16, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1488 Washington avenue, southeast corner of East 171st street (Block 2911, Lot 49), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

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641-51-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Taj Mahal Realty Corp., owner.

SUBJECT—Application reopened April 27, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—725 St. Marks avenue, north side, 300 ft. east of Nostrand avenue, attic floor; Block 1220, Lot 63, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Joseph Sweeney, Dept. of Hospitals.

ACTION OF BOARD—Laid over to July 27, 1954, at 10 A.M. for inspection and decision.

680-52-A—Vol. II

APPLICANT—Spear and Co., lessee, for Madeline, Inc., owner.

SUBJECT—Application reopened November 4, 1953—Appeal from a decision re an order of the fire commissioner, (previously withdrawn).

PREMISES AFFECTED—22-26 West 34th street, south side, 425 ft. west of 5th avenue (Block 835, Lot 56), Borough of Manhattan.

APPEARANCES—

For Applicant: Martin I. Shelton.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to July 26, 1954, at 10 A.M. for further hearing.

637-52-A—Vol. II

APPLICANT—Spear and Co., lessee (Nadeline Inc., owner).

SUBJECT—Application reopened November 4, 1953 as Vol. II—re Appeal from an order and decision of the fire commissioner.

PREMISES AFFECTED—22-30 West 34th street, south side, 425 ft. west of 5th avenue (Block 825, Lot 56), Borough of Manhattan.

APPEARANCES—

For Applicant: Martin I. Shelton.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to July 26, 1954, at 10 A.M. for further hearing.

615-53-A

APPLICANT—Leonard F. Rothkrug, for Rose Tota, owner.

SUBJECT—Application August 7, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—182 Jackson street, south side, 125 ft. west of Humboldt street (Block 2750, Lot 17), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Marie Tota.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, at 10 A.M. for inspection and decision.

894-53-A

APPLICANT—Ervin Palmer, for Daspal Realty Corp., owner.

SUBJECT—Application December 10, 1953—Appeal from an order of the fire commissioner and a decision of the borough superintendent.

PREMISES AFFECTED—34 West 13th street, south side, 395 ft. east of Avenue of the Americas (6th); (Block 576, Lot 22), Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over for inspection and decision without further argument; date to be set.

942-53-A

APPLICANT—Philip Freshman and Joseph Platzker, for Mary Goldstein, owner.

SUBJECT—Application December 31, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—124 East Broadway, north side, 55 ft. 8 in. east of Pike street (Block 283, Lot 53), Borough of Manhattan.

APPEARANCES—

For Applicant: Philip Freshman and Joseph Platzker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision; date to be set.

114-54-A

APPLICANT—Burke, Green and Groh, for Edna Delmoor, owner.

SUBJECT—Application February 17, 1954—filed pursuant to sec. 35, General City Law re premises located in bed of a mapped street—proposed widening of Hook Creek boulevard.

PREMISES AFFECTED—132-10 Hook Creek boulevard, northwest corner of 132nd road (Block 12981, Lot 118), Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Arthur J. McGee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, at 10 A.M. for further consideration and decision by the Board.

209-54-A

APPLICANT—Henry G. Harris, for Ludmill Realty Corp., owner (Crown Heights Nursing Home, lessee).

SUBJECT—Application March 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—800 St. Marks avenue, south side, 150 ft. east of New York avenue (Block 1228, Lot 17), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry G. Harris.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Joseph Sweeney, Dept. of Hospitals.

ACTION OF BOARD—Laid over for inspection and decision; date to be set.

249-54-A

APPLICANT—Loft Candy Corp., owner.

SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—38-38 9th street northwest corner of 40th, avenue (Block 476, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Irving Sadur.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 14, 1954, at 2 P.M. for further consideration and decision after applicant has filed plans with and obtained a new decision from the Borough Superintendent as to installation of new doors, new bucks and new panic bolts.

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268-54-A

APPLICANT—Abraham Grossman for Markstone Realty Corp., owner.

SUBJECT—Application April 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—317 West 29th street, north side, 246 ft. west of 8th avenue (Block 753, Lot 27), Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman and Sam Mark.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1954, at 2 P. M. for applicant to obtain statement from borough superintendent.

361-54-A

APPLICANT—Henry G. Harris, for Ludmill Realty Corp., owner (Crown Heights Nursing Home), lessee.

SUBJECT—Application May 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—905 Prospect place, north side, 150 ft. east of New York avenue (Block 1228, Lot 17), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry G. Harris.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings, and Joseph Sweeney, Dep't of Hospitals.

ACTION OF BOARD—Laid over for inspection and decision; date to be set.

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rudolph and Bertha Pollak.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N.B. 567-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Rudolph Pollak and Arnold H. Fassler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, at 10 A.M. for both parties to report progress to the Board.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julis DeMasi and Florence Lociceio.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, at 10 A.M. for both parties to report progress to the Board.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Dominick W. Ciminiello.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.

PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Dominick Ciminelli and Arnold H. Fassler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, at 10 A.M. for both parties to report progress to the Board.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Anthony M. and Sarah Capuano.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Anthony M. Capuano and Arnold H. Fassler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, at 10 A.M. for both parties to report progress to the Board.

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Cono and Nancy Giardina.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Nancy Giardina and Arnold H. Fassler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, at 10 A.M. for both parties to report progress to the Board.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglia, Jr.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Salvatore Indiviglia and Arnold H. Fassler.

MINUTES

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 27, 1954, at 10 A.M. for both parties to report progress to the Board.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Ghersens and Beatrice Kaufman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 573-52 (constructed not in accordance with approved plans).

PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Ghersens Kaufman and Arnold H. Fassler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, at 10 A.M. for both parties to report progress to the Board.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Henry and Dorothy Kurtz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11507-52 issued re N.B. 574-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, at 10 A.M. for both parties to report progress to the Board.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Manuel and Theresa Molines.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Manuel Molines and Arnold H. Fassler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, at 10 A.M. for both parties to report progress to the Board.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Arthur and Julia Sussman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Julia Sussman and Arnold H. Fassler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, at 10 A.M. for both parties to report progress to the Board.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benjamin and Helen Katz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Helen Katz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, 10 A.M. for both parties to report progress to the Board.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Max Kanak.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Max Kanak and Arnold H. Fassler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, at 10 A.M. for both parties to report progress to the Board.

431-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Donohue Holding Corporation, owner (J & L Auto Service, lessee).

SUBJECT—Application for consideration—re reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution permitting in a residence use district, the rearrangement and extension of existing site and structure to include an additional lot, with the proposed reconstruction of existing gasoline service station, to include gasoline service station, storage and sale of accessories, auto washing lubricatorium, motor vehicle repairs, ignition and tire repairs, brake service, painting and spraying, welding and office; and to per storage and sale of accessories, auto washing, lubricatorium, mit the parking of motor vehicles waiting to be serviced previously granted by the Board, rearrangement and extension of existing gasoline service station to include showroom, five car garage, welding, body repairs, brake service, ignition and tire repairs, lubricatorium, auto laundry, painting and spraying, sale and storage of parts—without required rear yard).

PREMISES AFFECTED—103-33 Springfield boulevard and 218-83 to 218-89 104th avenue, northeast corner,

MINUTES

Block 11153, Lots 7, 10 and 13, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 26, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 26, 1953 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution.” (Alt. Applic. 1096/52)

154-50-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Max Kirsch, owner.
SUBJECT—Application for consideration—reopening and amendment as to four additional tanks—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car laundry, motor vehicle repair shop, accessory sales, and office, and permitting the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—5213-5219 Flatlands avenue and 1260-1264 East 53rd street, northwest corner and 5212 Avenue J, Block 7800, Lots 39-41, 42 and parts of Lots 34 and 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on March 13, 1951, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 10, 1951 and January 19, 1954; and

WHEREAS, the resolution was amended on January 19, 1954; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 1, 1950, as thereafter *amended* through January 19, 1954, by adding thereto:

“* * * that the number of 550 gallon gasoline storage tanks may be increased to a total of ten (10) such tanks, as proposed and located as indicated on plans filed with this request for amendment marked ‘Received June 21, 1954’ (1 sheet), and as passed upon by the Borough Superintendent under Misc. Applic. 1579/54,

Obj. 1, denied June 22, 1954; that in all other respects the resolution above cited shall be complied with.”

432-52-BZ—Vol. I

APPLICANT—Simeon Heller, for Bulova Watch Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a building to be used as a drafting room.

PREMISES AFFECTED—40-40 62nd street, west side, 219.49 ft. north of 43rd avenue, Block 1336, Lot 62, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller and Sol E. Flick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 8, 1952, on certain conditions; and

WHEREAS, the term of variance was extended on May 19, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 8, 1952, as thereafter *amended* by resolution adopted May 19, 1953, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

“* * * granted under Section 7, Subdivision e, for a term of one (1) year, from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects and a new certificate of occupancy shall be obtained.” (As passed on by the Borough Superintendent under N.B. Applic. 3478/52, Obj. 1, denied June 9, 1954)

857-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Rosedor Realty Corp. and Majestic Auto Body Works, Inc., owner.

SUBJECT—Application for consideration—re reopening and amend as to protection of opening at ramp—re Application (decision of the borough superintendent), under sections 7e and 7i of the zoning resolution—permit in a residence and business use district, the addition of motor vehicle repairs, lubritorium, wheel alignment, car washing and storage of parts to existing public garage for more than five motor vehicles, auto showroom, storage and service station, and to add the uses of motor vehicle repairs, body and fender work and welding to existing automobile paint shop; also to add car wash to building used as auto showroom and public garage with a proposed sign on roof of building.

PREMISES AFFECTED—1679-1699 Bedford avenue, east side, 58 ft. south of Montgomery street, Block 1304, Lots 10, 12 and 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4
Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 27, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 27, 1953, as to the word "enclosure", so as corrected this word shall read "closure", and to *amend* as to the requirements of such closure door so as to permit an approved type shutter door with a 3-hour fire rating in substitution for the shutter door previously shown in the fire wall between buildings A and C, and as passed upon by the Borough Superintendent under Alt. Applic. 24/39, Obj. 15, disapproved June 25, 1954.

36-53-BZ

APPLICANT—Ingram S. Carner, for Herman Weiner, owner.

SUBJECT—Application for consideration—re reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a building to be used as a warehouse and office.

PREMISES AFFECTED—72-23, Metropolitan avenue, north side, 169.74 ft. east of Pleasantview street, Block 3057, Lot 34, Middle Village, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 30, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 30, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (N.B. 7248/52)

351-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Cornell Iron Works, owner.

SUBJECT—Application for consideration—reopening and amendment as to parking—re Application (decision of the borough superintendent), under section 7e of the zoning resolution, permitting in a residence use district, the open storage of steel materials.

PREMISES AFFECTED—36-21 to 36-27 13th street, east side, 175.14 ft. north of 37th avenue, Block 350, Lot 8, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider an additional use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

Adjourned: 4:30 P.M.

JOSEPH J. DOYLE, Chief Clerk.

NOTICE

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

CITY OF NEW YORK
BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
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APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description, the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority CHAPTER 508 OF 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight,

and such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

THE BUILDING LAWS AND AMENDMENTS THERETO

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

These volumes are now ON SALE at the office of the Supervisor of the City Record, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, NEW YORK 7, N. Y. The price for the complete set of four volumes is \$4 (\$4.25 by mail), single volumes each containing certain parts of the above described laws, \$1 (by mail \$1.10).

Checks for \$3 or more must be certified.

BULLETIN

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BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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COURT DECISIONS

Matter of Mines v. Murdock:—On April 14, 1953, the Board denied an application under Section 7, subdivision h, of the Zoning Resolution, to permit in a residence and retail use district the parking and storage of motor vehicles; Cal. No. 70-52-BZ; Premises 88-34 161st Street, west side, 295 ft. 2½ in. north of 89th Avenue, Jamaica, Borough of Queens.

At Special Term, Supreme Court, Mr. Justice Ritchie sustained the Board in its determination in the following decision:

"Respondent board of appeals moves for an order vacating an order of certiorari, dismissing the petition and affirming the determination of the board denying petitioner's application for an amendment of a resolution granting a variance. The motion is granted. In the main, petitioner relies upon the board's rejection of an offer of proof tending to establish illegal parking of vehicles by those opposing petitioner's application. I am of the opinion that reception and consideration of the proffered evidence would not warrant a determination other than that arrived at by the board." (N. Y. Law Journal, June 28, 1954, page 10.)

* * * *

Matter of Astor Financial Corp'n v. Murdock:—On April 28, 1953, the Board denied an application under Section 7, subdivisions e, f and i, of the Zoning Resolution, to permit in the business use portion of a lot located in a residence and business use district the erection and maintenance of a gasoline service station, auto washing, lubricatorium, sale and storage of accessories, motor vehicle repairs and an office; Cal. No. 64 1-52-BZ; Premises 192-11 to 192-19 Northern Boulevard, northwest corner of 193rd Street, Bayside, Borough of Queens.

At Special Term, Supreme Court, Mr. Justice Pette affirmed the determination of the Board and dismissed the petition. (New York Law Journal, June 7, 1954, page 13.)

* * * *

Matter of Starvel Realty, Inc. v. Murdock:—On December 15, 1953, the Board denied an application under Sections 7f and 7A of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, storage and sale of accessories and office, with proposed curb cuts more than the permitted distance from the intersection; Cal. No. 56-53-BZ; premises 2482-2484 Gerritsen Avenue, 181-191 Allen Avenue, north-west corner, 3202-3208 Avenue W, Borough of Brooklyn.

At Special Term, Supreme Court, Kings County, Part I, Mr. Justice Arkwright sustained the Board in the following decision:

"This is an application to dismiss an order of certiorari to review and to reverse the action of respondent, Board of Standards and Appeals of the City of New York, in denying to petitioner a variance of the Zoning Regulations so as to permit the erection of a gasoline service station at the triangular intersection of Allen Avenue and Avenue W with Gerritsen Avenue in the Borough of Brooklyn, City of New York. Plaintiff sought the variance under article 2, section 7(f), of the City Zoning Resolution. Ample grounds for the board's denial of the application appear in the transcript record of testimony taken on the hearing and on the return. Petitioner's challenge thereof goes to the board's evaluation thereof. That, however, is the proper function of the board and in the absence of demonstration that the determination so reached was unwarranted by any reasonable weighing of the facts, or that such determination was baseless or arbitrary, the court is not warranted in substituting its judgment for that of the respondents who are men of "special qualifications of training and experience" in this field (People ex rel. Fordham Manor Reformed

(Continued on page 1191)

A, 347-54-A, 389-54-A, 505-54-A, 509-54-A, 510-54-A,
340-54-A, 341-54-A, 871-53-A, 62-54-A, 502-54-A, 931-
50-A, 324-52-A, 929-52-A, 420-53-A—Vol. II, 702-53-A,
731-53-A, 888-53-A, 927-53-A, 5-54-A, 139-54-A, 160-54-
A, 193-54-A, 296-54-A, 335-54-A, 394-54-A, 524-54-A,
220-16-BZ, 45-36-BZ—Vol. II, 1023-41-BZ, 90-42-BZ—
Vol. III, 284-42-BZ—Vol. I, 1130-48-BZ, 121-49-BZ,
864-51-BZ, 955-23-BZ—Vol. II, 1357-27-BZ—Vol. II,
461-37-BZ—Vol. IV, 627-39-BZ—Vol. III, 246-41-BZ—
Vol. II, 376-42-BZ—Vol. III and 13-53-BZ.

Correction affecting Calendar Number 307-53-BZ.

CALENDAR

DOCKET

Cal. No. Dept. Premises Affected

New Cases filed up to July 20, 1954

570-54-A—H.B.M.—2015 Lexington avenue, east side, 58 ft. north of East 122nd street, Block 1771, Lot 20½, Borough of Manhattan, Alt. 849-54—re Yard Area—Multiple Dwelling.

571-54-A—H.B.M.—2017 Lexington avenue, east side, 72 ft. 6 in. north of East 122nd street, Block 1771, Lot 20¼, Borough of Manhattan, Amendment to Alt. 850-54—re Yard Area—Multiple Dwelling.

572-54-A—F.D.—86-88 Kent avenue, west side, from North 8th to North 9th streets, Block 2308, Lot 1, Borough of Brooklyn, Decision re Order No. 52033-LC—re Storage of fuel oil in tank cars.

573-54-A—H.B.M.—60-62 Wall street, north side, 233.54 ft. east of William street and 63-67 Pine street, Block 40, Lot 6, Borough of Manhattan, Decision re Elev. Application 333-53—re Revocation of Elevator Application 333-53.

574-54-A—H.B.M.—2 West 55th street, southwest corner of 5th avenue, Block 1270, Lot 38, Borough of Manhattan, Decision re Elev. Application 348-52—re Revocation of Elevator Application 348-52.

575-54-A—H.B.Q.—139-84 86th avenue, south side, 100 ft. west of 143rd street, Block 9709, Lot 47, Jamaica, Borough of Queens, N. B. 310-54—re Sewage Disposal.

576-54-SA—Luminous Flame Burner, gas-fired, Model 112-15, for smoke control and air pollution, manufactured by The North American Manufacturing Co., Appliance.

577-54-SM—Dantore Metal Pan Suspended Acoustical Ceiling, manufactured by Dant and Russell Sales Co., Material.

578-54-SM—Twin-Sul Bloc, concrete masonry units, manufactured by Bergen Building Bloc, Inc., et al., Material.

579-54-SM—Novotile (for wearing surfaces), manufactured by United States Plywood Corp., Material.

580-54-SA—Jackson and Church Gas-fired Suspended Units, Models GA-350 and GA-450, manufactured by Jackson and Church Co., Appliance.

581-54-BZ—H.B.Bx.—1925 Hering avenue, west side, 243.76 ft. north of Rhineland avenue, Block 4275, Lot 29, Borough of The Bronx, Alt. 478-54-E-1 area district—change in occupancy from 2 to 3 families—side yard must be at least 15 ft., etc.

582-54-BZ—H.B.M.—77-83 Ann street and 156 William street, northeast corner and 49-53 Beekman street, Block 93, Lots 17, 20, 31, 32 and 33, Borough of Manhattan, N.B. 53-54—erection and maintenance of business building—loading berth required.

583-54-BZ—H.B.B.—990 East 56th street, west side, 355 ft. south of Avenue H, Block 7759, Lot 64, Borough of Brooklyn, Alt. 3585-53—re proposed alteration of one-family dwelling at rear of premises within required rear yard area.

584-54-SM—Shadow Line Sheathing System (wall frame construction), manufactured by Shadow Line Building Products, Inc., Material.

585-54-BZ—H.B.B.—194-200 Schermerhorn street and 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60-66 inclusive and part of Lot 7, Borough of Brooklyn, Alt. 1854-54—re Proposed extension of parking lot on same lot with Multiple Dwelling, etc.

586-54-A—H.B.B.—194-200 Schermerhorn and 311-319 State street, southeast corner and 53-71 Hoyt street, Block 171, Lots 1, 2, 60-66 inclusive and part of Lot 7, Borough of Brooklyn, Alt. 1854-54—re Multiple Dwelling Law—required rear yard.

587-54-A—H.B.R.—145 Clove road, east side, 126.31 ft. south of Richmond Terrace, Block 201, Lot 27, West Brighton, Borough of Richmond, Alt. 260-52—re Exits to comply with Labor Law, factory use in building, erected before 1913 (Oct. 1).

588-54-SM—Spartan Adhesive (application of clay tiles to walls and/or floors), manufactured by Sparta Ceramic Co., Material.

589-54-SA—Ross Fuel Oil Preheaters, U-tube type, Model EU, manufactured by Ross Heater Division of Kewanee-Ross Corp., Appliance.

590-54-SA—C. F. Braun and Co. Fuel Oil Heaters, Type ET-F and Type UT (preheaters), manufactured by C. F. Braun and Co., Appliance.

Restored to Docket

955-23-BZ—Vol. II—H.B.M.—206 214 East 56th street, 110 ft. east of 3rd avenue, Block 1329, Lot 41, Borough of Manhattan, Alt. 887-54.

1356-27-BZ—Vol. II—H.B.M.—4467-4479 Broadway and 700-706 West 192nd street, southwest corner, Block 2180, Lot 513, Borough of Manhattan, N.B. 62-54.

106-33-SA—Sun-Ray Fuel Oil Burner (reopened for report as to additional trade name), manufactured by Sun-Ray Manufacturing Corp., Appliance.

461-37-BZ—Vol. IV—H.B.M.—22B East 39th street, south side, 98 ft. east of Madison avenue and 23 East 38th street, north side, 98 ft. east of Madison avenue, Block 868, Lot 53, Borough of Manhattan, Alt. 65-54.

627-39-BZ—Vol. III—H.B.B.—2642-2666 Fulton street, south side, from Pennsylvania avenue to New Jersey avenue, Block 3670, Lot 18, Borough of Brooklyn, N.B. 701-53.

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403-40-SM—Masonite for floors (reopened for report as to additional trade name), manufactured by Masonite Corporation, Material.

246-41-BZ—Vol. II—H.B.R.—2430-2432 Richmond road and 1 New Dorp lane, northeast corner, Block 3627, Lot 1 and part of lot 8, New Dorp, Borough of Richmond, N.B. 52-41.

376-42-BZ—Vol. III—H.B.B.—262 Fulton street, west side, 167 ft. 11 in. south of Clark street, Block 238, Lot 50, Borough of Brooklyn, Alt. 82-54.

742-44-SM—Porete Manufacturing Co., Porex Slabs, size 80 in. x 20 in. x 1¾ in. (reopened for report as to use under additional code section), manufactured by Porete Manufacturing Co., Material.

316-45-SM—Allentown Mortar Cement (reopened for amendment as to additional trade name), manufactured by Allentown Portland Cement Co., Material.

480-46-SA—Prosperity Economat Dry Cleaning Unit (reopened for report as to correction of resolution as to model 7a and to consider model 7b), manufactured by The Prosperity Co., Inc., Appliance.

126-51-SM—Vol. II—Gold Bond "Poured-in-Place" Gypsum Roof Deck, manufactured by National Gypsum Company, Material.

174-51-SA—Vol. II—Standard Gehnrich Electric Recirculating Truck Type Ovens (baking of paint, varnish, lacquer, Japan, etc.), Manufactured by W. S. Rockwell Co., Appliance.

146-50-SA—Vol. II—Homart 24 in. Automatic Dishwasher, Model 787.24 (reopened as Vol. II for report and test if necessary as to minor mechanical changes), manufactured by Heintz Manufacturing Co., Appliance.

13-53-BZ—H.B.Q.—40-50 80th street, northwest corner of 41st avenue, Block 1490, Lot 18, Jackson Heights, Borough of Queens, Alt. 1076-52.

511-53-SM—Vol. II—Busatti Plaster (reopened as Vol. II for test and approval on different basis), manufactured by Busatti Products Corp., Material.

143-54-SM—Welwood ¾ Hour Fire Door (weldrock core); (reopened for retest for 1 hour previously approved after test for ¾ hour), manufactured by United States Plywood Corporation, Material.

340-54-A—H.B.M.—118-122 East 59th street, south side, 165 ft. west of Lexington avenue, Block 1313, Lots 63 and 164, Borough of Manhattan, Amendment to Alt. 933-52.

341-54-A—H.B.M.—297 10th avenue and 501-503 West 27th street, northwest corner, Block 699, Lot 30, Borough of Manhattan, Amendment to Alt. 1955-53.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of	Nov. 10, 1953—Vol. 38, No. 45
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	July 31, 1951—Vol. 36, No. 31A
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire resistive, Flameproof Materials, etc., Rules for Testing of	Mar. 18, 1952—Vol. 37, No. 12A
Fire Retarding Rules for Garages, etc.	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	Feb. 27, 1951—Vol. 36, No. 9A
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Nov. 10, 1953—Vol. 38, No. 45A
Opening Protective Assemblies, Rules for Inspection of	Apr. 8, 1952—Vol. 37, No. 15A
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Apr. 15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June 14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19.....Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JULY 26, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Monday morning, July 26, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

637-52-A—Vol. II

APPLICANT—Spear and Co., lessee (Nadeline Inc., owner).

SUBJECT—Application reopened November 4, 1953 as Vol. II—re Appeal from an order and decision of the fire commissioner.

PREMISES AFFECTED—22-30 West 34th street, south side, 425 ft. west of 5th avenue (Block 825, Lot 56). Borough of Manhattan.

CALENDAR

680-52-A—Vol. II

APPLICANT—Spear and Co., lessee, for Nadeline, Inc., owner.

SUBJECT—Application reopened November 4, 1953—Appeal from a decision re an order of the fire commissioner, (previously withdrawn).

PREMISES AFFECTED—22-26 West 34th street, south side, 425 ft. west of 5th avenue (Block 835, Lot 56), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JULY 27, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 27, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

150-54-BZ

APPLICANT—Lama, Proskauer and Prober, for William nue (250-04 official) and 84-01 to 84-09 205th street, south-SUBJECT—Application March 2, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit for a term of fifteen years in the retail use portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, store, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance nearer to residence use district than is permitted.

PREMISES AFFECTED—3951-3963 (3957 official) Laconia avenue and 1061-1071 East 224th street, northwest corner (Block 4871, Lots 1 and 72), Borough of the Bronx.

Laid over from June 29, 1954 to July 13, 1954, to be considered with Cal. No. 870-47-BZ on that date; then to July 27, 1954, for inspection and decision; hearing previously closed.

870-47-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for S.M.S. Parts and Service Inc. and Frank Solicito, owners.

SUBJECT—Application reopened May 4, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a lot located in a residence and retail use district the conversion of one family dwelling, accessory garage, battery and ignition shop to one family dwelling, motor vehicle repair shop and gasoline service station.

PREMISES AFFECTED—1100-1108 East 222nd street and 3866-3868 Laconia avenue, southeast corner, Block 4716, Lots 6 and 8, Borough of The Bronx.

Laid over from July 13, 1954, to July 27, 1954, for consideration in connection with other applications in the area.

241-54-BZ

APPLICANT—Paul Resnick, for 120 East 66th, Inc., owner. SUBJECT—Application April 8, 1954—(decision of the borough superintendent) under section 19B(d) of the zoning resolution, to permit in a residence use district the erection and maintenance of a class A multiple dwelling, without the required space for the parking or storage of passenger automobiles.

PREMISES AFFECTED—114-120 East 66th street, south side, 150 ft. west of Lexington avenue (Block 1400, Lots 62-65 inclusive), Borough of Manhattan.

Laid over from June 29, 1954 to July 13, 1954, for consideration and decision without further argument; hearing closed; then laid over from July 13, 1954 to July 27, 1954, for decision; hearing closed.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district portion of a lot located in a residence and unrestricted use, A area district the erection and maintenance of an additional building, using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision without further argument; hearing closed.

47-54-BZ

APPLICANT—Siegel and Green, for Bugs Realty Co., Inc., owner (New Era Cleaners Inc., lessee).

SUBJECT—Application January 27, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, E area district the extension of existing dry cleaning establishment with a portion of building nearer to street line than is permitted.

PREMISES AFFECTED—1500 Ericson place and 2813 Maitland avenue, northeast corner, Block 5383, Lots 1 and 62, Borough of The Bronx.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision; hearing closed.

95-54-BZ

APPLICANT—Bishop G. Polizoides, for Sophie Polis, owner.

SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the erection and maintenance of a two family dwelling without the required set back.

PREMISES AFFECTED—111-04 38th avenue, southeast corner of 111th street, Block 1783, Lot 11, Corona, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision; hearing closed.

154-54-BZ

APPLICANT—Leonard F. Rothkrug, for New York Lien Corp., owner.

SUBJECT—Application March 5, 1954—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, storage and sale of accessories and office.

PREMISES AFFECTED—3220-3224 Westchester avenue and 3101-3109 Wilkinson avenue, southeast corner, Block 4239, Lot 1, Borough of The Bronx.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision; hearing closed.

161-54-BZ

APPLICANT—Roe and Kramer, for Rupert B. Thomas, Ina M. Terrell and Katherine T. Hyde, owners.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from open air salesroom for automobiles and parking lot, to permit the erection and maintenance of a commercial building (restaurant and retail food shop), with off street parking area for patrons and employees cars, and to permit the erection of business signs.

PREMISES AFFECTED—141-57 Northern boulevard, northwest corner of Parsons boulevard, Block 5002, Lot 74, Flushing, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision; hearing closed.

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162-54-BZ

APPLICANT—Paul Friedman, for Kollman Realty Corp., owner.

SUBJECT—Application March 8, 1954—(decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—250-02 to 250-14 Hillside avenue (250-04 official) and 84-01 to 84-09 250th street, southeast corner, Block 8604, Lot 85, Bellerose, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision; hearing closed.

173-54-BZ

APPLICANT—Samuel Rosenblum, for New York Awning Co., owner.

SUBJECT—Application March 11, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles including trucks.

PREMISES AFFECTED—348-350 West 53rd street, south side, 245 ft. east of 9th avenue, Block 1043, Lots 153 and 54, Borough of Manhattan.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision; hearing closed.

211-54-BZ

APPLICANT—A. David Rosen, for Henry Bender, owner (George J. Caron and Harry Taylor, lessees).

SUBJECT—Application March 23, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the erection and maintenance of an automobile laundry (automatic), conducted as the principal business of establishment.

PREMISES AFFECTED—36-32 21st street, west side, 123.04 ft. north of 37th avenue, and 36-31 14th street, Block 349, Lot 5, Long Island City, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision; hearing closed.

19-54-BZ

APPLICANT—Henry George Greene, for William Dropkin, owner.

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the demolition of existing structures and to permit the parking and storage of motor vehicles on unbuilt upon plot.

PREMISES AFFECTED—349-359 West 27th street, north side, 163 ft. 9 in. east of 9th avenue (Block 751, Lots 9-15 inclusive), Borough of Manhattan.

Laid over from June 29, 1954, to July 20, 1954, for inspection and decision; hearing closed; then to July 27, 1954, for inspection and decision; hearing previously closed.

89-38-BZ—Vol. III

APPLICANT—Herman Kron, for I. T. Flatto, owner.

SUBJECT—Application reopened February 2, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 21 and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use, C area district the extension and conversion of existing areas, using more than the area permitted, to garage for more than five motor vehicles, with business entrances nearer to residence use district than is permitted.

PREMISES AFFECTED—1656-1682 Palmetto street and 714 Cypress avenue, southeast corner, Block 3449, Lot 6, Ridgewood, Borough of Queens.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision without further argument; then to July 27, 1954, for further consideration; applicant to submit revised plans.

299-54-A

APPLICANT—Herman Kron, for I. T. Flatto, owner.

SUBJECT—Application April 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—343 St. Nicholas avenue, 714 Cypress avenue and 1656-1682 Palmetto street, southeast corner of Cypress avenue (Block 3449, Lot 6), Ridgewood, Borough of Queens.

276-49-BZ—Vol. III

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo, owner.

SUBJECT—Application reopened April 6, 1954 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—89-91 Madison street, north side, 277 ft. east of Catherine street, Block 277, Lots 8 and 9, Borough of Manhattan.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision without further argument; hearing closed; then to July 27, 1954, for inspection and decision; hearing previously closed.

163-54-BZ

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo, owner.

SUBJECT—Application March 8, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—34 Henry street, south side, 220 ft. east of Catherine street, Block 277, Lot 41, Borough of Manhattan.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision without further argument; hearing closed; then to July 27, 1954, for inspection and decision; hearing previously closed.

122-54-BZ

APPLICANT—Dominick Salvati and Son, for Charles Modica, owner.

SUBJECT—Application February 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district the erection and maintenance of stores, using more than the area permitted.

PREMISES AFFECTED—2156-2172 Coyle street, west side, 100 ft. north of Avenue V, Block 7367, Lot 29, Borough of Brooklyn.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision; hearing closed; then to July 27, 1954, for applicant to file revised plans.

196-54-BZ

APPLICANT—Lama, Proskauer and Prober, for West 45th Street Garage Corp., owner.

SUBJECT—Application March 12, 1954—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use, B area district for a term of twenty-five years the erection and maintenance of a storage garage without the required rear yard.

PREMISES AFFECTED—251-257 West 45th street, north side, 150 ft. east of 8th avenue and 254 West 46th street, Block 1017, Lots 7 and 157, Borough of Manhattan.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision; hearing closed; then to July 27, 1954, for inspection and decision; hearing previously closed.

CALENDAR

258-53-BZ—Vol. II

APPLICANT—John J. McNamara, for Stoddard Theatres, Inc., owner.

SUBJECT—Application reopened June 8, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the construction of an extension of the second floor across entire building, within the present envelope.

PREMISES AFFECTED—2431-2439 Broadway, southwest corner of West 90th street, Block 1237, Lot 52, Borough of Manhattan.

Laid over from July 20, 1954, to July 27, 1954, for inspection and decision without further argument; hearing closed.

286-54-BZ

APPLICANT—Max Horn, for Bernice Service Corp., owner.

SUBJECT—Application March 31, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—41-46 Rockaway Beach boulevard and 310 Beach 42nd street, northeast corner, Block 365, Lot 6, Edgemere, Borough of Queens.

Laid over from July 20, 1954, to July 27, 1954, for further consideration and decision; hearing closed.

288-54-BZ

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

SUBJECT—Application April 7, 1954—(decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit in an unrestricted use, B area and 1½ times height district the erection and maintenance of a structure in excess of height permitted and without the required loading berths.

PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

Laid over from July 20, 1954, to July 27, 1954, for further consideration and decision; hearing closed.

551-52-BZ

APPLICANT—Cole and Liebmann, for Faroad Realty Corp., owner.

SUBJECT—Application reopened July 7, 1954 re extension of time to complete—(decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a local retail use, D area district, the erection and maintenance of retail stores using more than the area permitted.

PREMISES AFFECTED—557-571 East 105th street, northeast corner of Farragut road, Block 8155-B, Lots 7, 8 and 11, Borough of Brooklyn.

924-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Theodore Tannor, owner.

SUBJECT—Application reopened July 7, 1954 re amendment of resolution—(decision of the borough superintendent) previously granted on condition, under sections 7e, 7f and 7A of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), storage and sale of accessories; and permitting the parking of cars waiting to be serviced; with a show window and signs nearer to residence use than is permitted; for a term of fifteen years.

PREMISES AFFECTED—4102-4114 Avenue H and 1677-1687 Albany avenue, southeast corner, Block 7745, Lot 40, Borough of Brooklyn.

755-53-BZ

APPLICANT—Nathaniel C. Saxe, for Ruby Goldenberg, owner.

SUBJECT—Application October 22, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—31-50 Seagirt avenue and 178 Beach 32nd street, southeast corner (Block 300, Lot 1), Edgemere, Borough of Queens.

Laid over from June 15, 1954, for inspection and decision; date to be set. The applicant has amended the basis of his application to read Section 7, Subdivision h instead of Section 7, Subdivision e; then set for July 27, 1954.

110-54-BZ

APPLICANT—Leonard F. Rothkrug, for Fourteenth Investing Corp., owner.

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—219-221 Union street, north side, 310 ft. west of Clinton street (Block 338, Lots 49 and 50), Borough of Brooklyn.

Laid over from June 22, 1954, for inspection and decision; date to be set; then set for July 27, 1954.

732-41-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Company, owner.

SUBJECT—Application reopened December 22, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the demolition of accessory building and the reconstruction of existing gasoline service station to include new accessory building with lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office; and the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—100-01 to 100-15 Beach Channel drive and 332-340 Beach 101st street, southeast corner and 331-337 Beach 100th street, Block 585, Lot 40, Rockaway Beach, Borough of Queens.

Laid over from June 29, 1954, for inspection and decision; hearing closed; date for decision to be set. Applicant to file revised plans; then set for July 27, 1954.

165-48-BZ—Vol. II

APPLICANT—Paul Trapani, for Victor Minichiello, owner.

SUBJECT—Application reopened December 8, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the addition of an automatic auto laundry (principal business), to existing gasoline service station, lubritorium, motor vehicle repairs, and restaurant.

PREMISES AFFECTED—2580 Gunther avenue and 1738 Gun Hill road, southeast corner, Block 4494, Lots 44 and 46, Borough of The Bronx.

Laid over from June 29, 1954, for inspection and decision hearing closed; date for decision to be set. Applicant to submit additional information re ownership and revised plans showing arrangement; then set for July 27, 1954.

189-49-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner (Cities Service Oil Company, lessee).

SUBJECT—Application reopened September 22, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station and accessory building to include lubritorium, car washing, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—6571 Broadway, northwest cor-

CALENDAR

ner of West 260th street, Block 3423N, Lot 1059, Borough of The Bronx.

Laid over from June 29, 1954, for inspection and decision; hearing closed; date for decision to be set; then set for July 27, 1954.

317-49-BZ—Vol. II

APPLICANT—Gabriel Nathan, for Jacob Sharnack, owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re (decision of the borough superintendent) under sections 21 and 19A(h) of the zoning resolution, to permit in an unrestricted use, C area district the change in occupancy from manufacturing, bottling works, loading platform and storage of beverages and trucks, offices, restrooms, and tank room, to bottling works, factories and offices, using more than the area permitted, and without the required height for entrance of loading berth.

PREMISES AFFECTED—1036-1044 Beach 22nd street, east side, 325 ft. north of Cornaga avenue, Block 214, Lot 27, Far Rockaway, Borough of Queens.

Laid over from June 29, 1954, for inspection and decision; hearing closed; date for decision to be set; then set for July 27, 1954.

8-54-BZ

APPLICANT—Armor Elevator Co., Inc., for Valentine Geib, owner (Valentine Geib, Jr., lessee).

SUBJECT—Application January 8, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of motor vehicles of employees of Armor Elevator Co., Inc.

PREMISES AFFECTED—35-25 33rd street, east side, 240.22 ft. south of 35th avenue (Block 606, Lot 12), Long Island City, Borough of Queens.

Laid over from June 29, 1954, for inspection and decision without further argument; date for decision to be set; then set for July 27, 1954.

912-52-SM

APPLICANT—Emanuel M. Glick, for the Dow Chemical Co., owner.

SUBJECT—Application December 24, 1952—Styrofoam No. 22 and No. 33 (insulation), approval of.

644-51-SM

APPLICANT—Granco Steel Products Co., owner-manufacturer.

SUBJECT—Application November 5, 1952—COFAR Concrete Floor and Roof Construction, approval of.

720-53-SA

APPLICANT—Fostoria Pressed Steel Corp., owner.

SUBJECT—Application October 7, 1953—Durabake Mobil-Dry Ovens (electric), Models 424V, 434V, 437V and 414V, approval of.

225-36-BZ—Vol. II

APPLICANT—Lamb and Lamb, for The North American Holding Corp., owner.

SUBJECT—Application reopened March 9, 1954, as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district for a term of twenty years, the use of part of the first floor as stores, in existing class A multiple dwelling.

PREMISES AFFECTED—1188 Grand Concourse and 180-188 East 167th street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

Laid over for inspection and decision; hearing closed; date for decision to be set; and then set for July 27, 1954.

118-54-BZ

APPLICANT—Robert Gottlieb, for Renato Sacchi and M. DeGregario, owners (Soundview Fireproofing, Clauson Auto Service Co., and Corer Service Station, Inc., lessees).

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence, retail and business use district the continuation of existing gasoline service station and accessory uses; and the continuation of existing motor vehicle repair shop and the parking and storage of more than five motor vehicles and the erection of a new quonset building for motor vehicle repairs (previously used as a junk yard); and the continuation of storage of contractor equipment and demolition of one story frame structure and erection of a one story metal structure for the storage of contractors' equipment.

PREMISES AFFECTED—953-965 Colgate avenue and 1454 Bruckner boulevard, south side, from Colgate to Close avenues, Block 3648, Lots 20 and 35, Borough of The Bronx.

Laid over for inspection and decision; date for decision to be set; and then set for July 27, 1954.

114-54-A

APPLICANT—Burke, Green and Groh, for Edna Delmoor, owner.

SUBJECT—Application February 17, 1954—filed pursuant to sec. 35, General City Law re premises located in bed of a mapped street—proposed widening of Hook Creek boulevard.

PREMISES AFFECTED—132-10 Hook Creek boulevard, northwest corner of 132nd road (Block 12981, Lot 118), Rosedale, Borough of Queens.

209-54-A

APPLICANT—Henry G. Harris, for Ludmill Realty Corp., owner (Crown Heights Nursing Home, lessee).

SUBJECT—Application March 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—800 St. Marks avenue, south side, 150 ft. east of New York avenue (Block 1228, Lot 17), Borough of Brooklyn.

361-54-A

APPLICANT—Henry G. Harris, for Ludmill Realty Corp., owner (Crown Heights Nursing Home), lessee.

SUBJECT—Application May 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—905 Prospect place, north side, 150 ft. east of New York avenue (Block 1228, Lot 17), Borough of Brooklyn.

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rudolph and Bertha Pollak, SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N.B. 567-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julis DeMasi and Florence Lociceio.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

CALENDAR

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
 OWNERS OF PREMISES—Dominick W. Ciminiello.
 SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.
 PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
 OWNERS OF PREMISES—Anthony M. and Sarah Capuano.
 SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).
 PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
 OWNERS OF PREMISES—Cono and Nancy Giardina.
 SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).
 PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
 OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglia, Jr.
 SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).
 PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
 OWNERS OF PREMISES—Rhersen and Beatrice Kaufman.
 SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 573-52 (constructed not in accordance with approved plans).
 PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
 OWNERS OF PREMISES—Henry and Dorothy Kurtz.
 SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11507-52 issued re N.B. 574-52 (construction not in accordance with approved plans).
 PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
 OWNERS OF PREMISES—Manuel and Theresa Molines.
 SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).
 PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
 OWNERS OF PREMISES—Arthur and Julia Sussman.
 SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).
 PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
 OWNERS OF PREMISES—Benjamin and Helen Katz.
 SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).
 PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
 OWNER OF PREMISES—Max Kanak.
 SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).
 PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

641-51-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Taj Mahal Realty Corp., owner (Samuel Hechter, lessee).
 SUBJECT—Application reopened April 27, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—725 St. Marks avenue, north side, 300 ft. east of Nostrand avenue, attic floor; Block 1220, Lot 63, Borough of Brooklyn.

615-53-A

APPLICANT—Leonard F. Rothkrug, for Rose Tota, owner.
 SUBJECT—Application August 7, 1953—Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—182 Jackson street, south side, 125 ft. west of Humboldt street, Block 2750, Lot 17, Borough of Brooklyn.

702-53-A

APPLICANT—Ferdinand Savignano, for 176 Grand St. Corp., owner.
 SUBJECT—Application September 4, 1953—re Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—176-180 Grand street, north side, 24 ft. 9 in. east of Market place, Block 471, Lot 25, Borough of Manhattan.

193-54-A

APPLICANT—Simon B. Zelnik, for 14 West 17th Street Corp., owner.

CALENDAR

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—14-16 West 17th street, south side, 250 ft. west of 5th avenue (Block 818, Lot 59), Borough of Manhattan.

160-54-A

APPLICANT—Lama, Proskauer and Prober, for The National Sugar Refining Co., owner.

SUBJECT—Application filed March 5, 1954 to permit the erection of a roof sign in the vicinity of the site of the United Nations Headquarters.

PREMISES AFFECTED—1-02 to 1-20 (1-10 official) 56th avenue and 56-01 to 56-39 1st street, southeast corner and 56-02 to 56-24 2nd street, Block 3, Lot 1, Long Island City, Borough of Queens.

731-53-A

APPLICANT—Elias K. Herzog, for 1351 Amsterdam Realty Corp., owner (Hart Iron Works, lessee).

SUBJECT—Application October 13, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1351 Amsterdam avenue, east side, 25 ft. south of West 126th street and 470 West 126th street, Block 1966, Lot 108, Borough of Manhattan.

888-53-A

APPLICANT—Siegel and Green, for Frederick C. Thomson, owner (Arrow Cleaners and Dyers, Inc., lessee).

SUBJECT—Application December 16, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—637 East 132nd street, north side, 150 ft. west of Cypress avenue, Block 2546, Lot 64, Borough of The Bronx.

927-53-A

APPLICANT—Elias K. Herzog, for 471 Park Avenue Corp., owner.

SUBJECT—Application December 28, 1953—Appeal from decision of the borough superintendent.

PREMISES AFFECTED—115 East 57th street, north side, 130 ft. east of Park avenue, Block 1312, Lot 6, Borough of Manhattan.

5-54-A

APPLICANT—Samuel Katz, owner.

SUBJECT—Application January 6, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—Block bounded by College Point Causeway, 30th avenue, 122nd street and Tallman boulevard, Block 4395, Lot 1, Block 4393, Lots 1 and 32 and Block 4392, Lots 1 and 27, College Point, Borough of Queens.

420-53-A—Vol. II

APPLICANT—Prowler and Sushan, for Pierre Allen, owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—387-389 Bedford Park boulevard, east side, 80 ft. south of Decatur avenue, 1st floor and cellar; Block 3280, Lot 5, Borough of The Bronx.

139-54-A

APPLICANT—Arnold W. Lederer, for Richard J. Cerosa, owner.

SUBJECT—Application February 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4218 Fort Hamilton parkway, northwest corner of 43rd street, Block 5596, Lots 49-51, Borough of Brooklyn.

394-54-A

APPLICANT—Irving Kudroff, for Gertrude Parkas and Ida G. Levine, owners.

SUBJECT—Application May 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—249-253 William street and 7-11 New Chambers street, northwest corner, Block 119, Lots 37 and 38, Borough of Manhattan.

335-54-A

APPLICANT—Brook Refrigerating Co., Inc., for New York Central Railroad, owner.

SUBJECT—Application March 31, 1954—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—529-533 Westchester avenue, north side, 190 ft. east of Brook avenue, Block 2359, Lot 1, Borough of The Bronx.

524-54-A

APPLICANT—H. G. Meinke, for Consolidated Edison Co., of New York, Inc., owner.

SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—135-169 John street, north side, from Gold street to Hudson avenue, Block 12, Lot 1, Borough of Brooklyn.

296-54-A

APPLICANT—Patrick D. Concagh, for Waldorf Astoria Hotel Corp., owner.

SUBJECT—Application April 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—301-309 Park avenue, 538-556 Lexington avenue, 81-121 East 49th street and 80-120 East 50th street, entire block, Block 1304, Lot 1, Borough of Manhattan.

894-53-A

APPLICANT—Ervin Palmer, for Daspal Realty Corp., owner.

SUBJECT—Appeal filed December 10, 1953 from an order of the fire commissioner and decisions of the borough superintendent.

PREMISES AFFECTED—34 West 13th street, south side, 395 ft. east of Avenue of the Americas, Block 576, Lot 22, Borough of Manhattan.

942-53-A

APPLICANT—Philip Freshman and Joseph Platzker, for Mary Goldstein, owner.

SUBJECT—Application December 31, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—124 East Broadway, north side, 55 ft. 8 in. east of Pike street, Block 283, Lot 53, Borough of Manhattan.

217-54-A

APPLICANT—M. B. Felsen (adjacent owner), for Second Riverdale Corp., owner.

SUBJECT—Application March 19, 1954—Appeal from a decision of the borough superintendent re Revocation of Permit, #1266-53.

PREMISES AFFECTED—East side of Independence avenue, from 237th to 238th streets through Blackstone avenue (Block 3417, Lots 331 and 320), Borough of The Bronx.

910-53-A

APPLICANT—Leonard F. Rothkrug and Arnold W. Lederer, for Congregation Ahavath Achim (Woodruff Avenue Temple), owner.

SUBJECT—Application December 24, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—151-153 Woodruff avenue, north side, 145 ft. 7½ in. east of Ocean avenue (Block 5054, Lot 62), Borough of Brooklyn.

750-45-A

APPLICANT—Leonard F. Rothkrug, for 311 Greene Ave. Corporation, owner.

CALENDAR

SUBJECT—Application reopened July 7, 1954 re amendment of resolution—Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—311-317 Greene avenue, north side, 178 ft. 3 in. east of Classon avenue, Block 1953, Lot 64, Borough of Brooklyn.

154-52-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Jamco Realty Co., owner (J. A. Melnick Co. Inc., lessee).

SUBJECT—Application reopened July 7, 1954 as Vol. II—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—129 51st street, north side, 206 ft. 8 in. west of 2nd avenue and 138-164 50th street, Block 788, Lot 25, Borough of Brooklyn.

552-54-A

APPLICANT—Charles N. and Selig Whinston, for Louis Katz and Henry Hirsch, owners.

SUBJECT—Application June 29, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—42 East 69th street, south side, 150 ft. west of Park avenue, Block 1383, Lot 43, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 14, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 14, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re vocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

20-43-BZ

APPLICANT—George H. Cohn, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises.

757-53-BZ

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five cars on first and second floors, to office, storage of paper stock and twine on first floor, and manufacture of paper boxes and storage of paper stock on second floor.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

Laid over from June 8, 1954, to September 14, 1954, at request of applicant. Applicant to notify property owners in affected area by registered mail within two weeks of adjourned date.

758-53-A

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Concord Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

218-54-BZ

APPLICANT—Ingram S. Carner, for Rosalie Krenkel and Louis Mintz, owners.

SUBJECT—Application March 30, 1954—(decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (automatic), storage and sale of accessories and the parking of motor vehicles waiting to be serviced, with an entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—5401-5427 Flatlands avenue and 1187-1197 East 54th street, northeast corner, Block 7780, Lots 9, 14 and 15, Borough of Brooklyn.

Laid over from July 13, 1954, to September 14, 1954, at request of attorney for objectors; no further requests for adjournments.

131-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station and store, to include lubricatorium, car wash, motor vehicle repair shop, store and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision without further argument; then to September 14, 1954, applicant to file revised plans.

132-54-A

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—filed pursuant to section 35, General City Law re premises in bed of proposed widening of Parsons boulevard and 20th avenue.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

480-24-BZ—Vol. II

APPLICANT—Jack Oxenhandler, for Lena Oxenhandler, owner (Bell Service Station, lessee).

CALENDAR

SUBJECT—Application reopened May 11, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7h and 7i of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension in area of existing gasoline service station to include lubritorium, auto laundry, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1925-1931 Broadway and 2018-2032 Eastern parkway extension, northeast corner, Block 3472, Lot 106, Borough of Brooklyn.

641-30-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Alhen Holding Corp., owner.

SUBJECT—Application reopened February 17, 1953 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the extension in use and area of existing gasoline service station, to be used as a lubritorium, non automatic car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—207-06 Hillside avenue and 88-01 to 88-09 207th street, southeast corner, Block 10582, Lot 1, Hollis, Borough of Queens.

441-51-BZ—Vol. II

APPLICANT—Lama, proskauer and Prober, for Joseph Coscia, owner.

SUBJECT—Application reopened January 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution to permit in a residence use, C area district, the alteration and extension of existing building, using more than the area permitted and without the required rear yard, and to permit the change of use from storage garage for more than five motor vehicles, and auto repair shop to storage garage for more than five motor vehicles, auto repair shop, lubrication, car washing and office on first floor and storage garage on second floor.

PREMISES AFFECTED—353-367 91st street, north side, 154 ft. 85/8 in. west of 4th avenue, Block 6081, Lots 77, 78 and 79, Borough of Brooklyn.

478-53-BZ

APPLICANT—Joseph Amaru, for James Muro and Edward Muro, owners.

SUBJECT—Application June 18, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the maintenance of motor vehicle repair shop (including body and fender work), to existing gasoline service station, non storage garage for more than five motor vehicles, lubritorium, and car washing.

PREMISES AFFECTED—46-01 108th street, southeast corner of 46th avenue, Block 2002, Lot 1, Corona, Borough of Queens.

190-54-BZ

APPLICANT—Henry Nordheim, for Felix and Sadie Itkin and 415 Sound View Avenue, Inc., owners.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the extension to existing laundry, using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—415-421 Sound View avenue, west side, 10.91 ft. north of Underhill avenue and 416 Leland avenue, Block 3498, Lots 30, 31 and 32, Borough of The Bronx.

220-51-BZ—Vol. II

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application reopened July 8, 1952 as Vol. II—re (decision of the borough superintendent) under sec-

tions 7f, 7h and 7i of the zoning resolution, to permit in a business use district, the proposed building and the change in occupancy from gasoline oil selling station and the parking and storage of more than five motor vehicles, to gasoline service station, accessory building to include store, utility room, lubritorium, auto-washing, motor vehicle repairs, storage and sale of accessories and to permit the existing parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neill avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

534-52-A

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application June 19, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neil avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

594-54-BZ

APPLICANT—Ingram S. Carner, for Shellrock Realty Corp., owner.

SUBJECT—Application April 13, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and unrestricted use district, the conversion of existing theatre and stores to factory and retail stores.

PREMISES AFFECTED—136-16 to 136-20 Farmers boulevard, west side, 104.76 ft. south of Garrett street, Block 12529, Lot 6, St. Albans, Borough of Queens.

295-54-A

APPLICANT—Ingram S. Carner, for Shellrock Realty Corp., owner.

SUBJECT—Application April 13, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—136-16 to 136-20 Farmers boulevard, west side, 104.76 ft. south of Garrett street, 2nd floor; Block 12529, Lot 6, St. Albans, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 14, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, September 14, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

249-54-A

APPLICANT—Loft Candy Corp., owner.

SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—38-38 9th street, northwest corner of 40th avenue (Block 476, Lot 1), Long Island City, Borough of Queens.

931-50-A

APPLICANT—Keogh, Brennan and Maged, for Cunningham Oaks, Inc., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—215-04, 215-06, 215-10 and 215-12 69th avenue, 69-05, 69-07, 69-09 to 69-17, 69-19 to 69-27 215th street; 69-04, 69-06, 69-08 to 69-16, 69-18 to 69-26 Bell boulevard (Block 7638, Lot 12); 69-11 to 69-51 213th street, 69-04, 69-06, 69-30 to 69-36 215th street; 214-12 and 214-14 69th avenue; 213-05 to 213-29, 214-03, 214-05, 214-09, 214-11 73rd avenue (Block 7636, Lot 7); 210-06 to 210-22, 211-02 to 211-20, 212-02 to 212-16, 213-12 to 213-30, 214-06, 214-08 69th avenue; 210-05 to 210-25, 211-01 to 211-21, 212-01 to 212-21 73rd avenue; 69-05, 69-07, 69-15 to

CALENDAR

69-53 210th street; 69-04, 69-06, 69-10 to 69-44, 69-48, 69-50 213th street (Block 7633, Lot 1), Bayside, Borough of Queens.

324-52-A

APPLICANT—Keogh, Brennan and Maged, for Alley Park Housing Corp., owner.

SUBJECT—Application April 23, 1952—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—61-51 to 61-53 Springfield boulevard; 221-52 to 221-78 Horace Harding boulevard; 221-07 to 221-29 64th avenue; 61-20 to 61-78 223rd place; 61-02 to 61-16 224th street (Block 7644, Lot 2); 61-19 to 61-69 and 64-01 to 64-71 223rd place; 61-22 to 61-52 and 64-02 to 64-40 224th street; 223-01 to 223-63 65th avenue (Block 7558, Lot 2); 224-47 to 224-65 67th avenue; 64-03 to 64-39 and 65-27 to 65-57 224th street; 224-02 to 224-64th avenue and 65-01 to 65-25 65th avenue (Block 7660, Lot 2), Bayside, Borough of Queens.

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

778-39-A—Vol. IV

APPLICANT—James E. McKillop, for Oak-Cal Realty Corp., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. IV—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—114-126 Green street, south side, 270 ft. east of Franklin street, Block 2522, part of Lots 16, 18 and 22, Borough of Brooklyn.

549-53-A

APPLICANT—B. & B. Cleaners and Tailors, Inc., owner.

SUBJECT—Application July 16, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—198-10 Linden boulevard, south side, 280 ft. east of 198th street, Block 12619, Lot 5, St. Albans, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 21, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 21, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1446-39-BZ—Vol. III

APPLICANT—A. H. Salkowitz, for North Shore Building Co., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service and selling station, lubricatorium, motor vehicle repairs and office, with a curb cut nearer the residence use district than is permitted and to permit the erection of a sign and sign standard above level of first story and projecting beyond the building line; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—34-67 Francis Lewis boulevard, northeast corner of 35th avenue, Block 6077, Lot 43, White-stone, Borough of Queens.

Laid over from July 20, 1954, to September 21, 1954, for further inspection and decision without further argument; hearing closed.

541-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Rusello, owner.

SUBJECT—Application reopened March 9, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district the combining of two buildings at rear of site into one building to be used as a motor vehicle repair shop, body and fender work, incidental paint and spray work; and to permit the erection and maintenance on the front of the site of a gasoline service station; lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—9001-9011 4th avenue and 402-414 90th street, southeast corner, Block 6082, Lot 6, Borough of Brooklyn.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision without further argument; hearing closed.

814-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis Giancarulo, Dominick Bartenope, G. Carlino Inc., owners.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the demolition of all buildings on the plot and the reconstruction and extension of existing gasoline service station on lot 41 to include lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—94-102 4th avenue and 589-597 Warren street, northwest corner, Block 395, Lots 37-41 inclusive and Lot 43, Borough of Brooklyn.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed.

147-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruckner Boulevard Leasing Corp., owner.

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the maintenance of existing legal high speed (automatic) auto laundry and to permit the erection and maintenance, for a term of fifteen years of a gasoline service station, lubricatorium, motor vehicle repairs, storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—482-504 Utica avenue, west side, from Midwood street to Maple street, 842-850 Maple street and 861-871 Midwood street, Block 4589, Lot 95, Borough of Brooklyn.

Laid over from July 20, 1954, to September 21, 1954, at request of objectors' representative; no further request for adjournment.

202-54-BZ

APPLICANT—Patrick D. Concagh, for Fannie DiLello, owner.

SUBJECT—Application March 18, 1954—(decision of the borough superintendent) under sections 7a, 7c and 7e of the zoning resolution, to permit in a residence use district the extension of accessory building on existing gasoline service station, lubricatorium, car wash, motor vehicle repairs and office, to be used for lubricatorium and car wash (non automatic).

PREMISES AFFECTED—3020 Eastchester road, east side, 150.06 ft. north of Adea avenue, Block 4766, Lots 43 and 46, Borough of The Bronx.

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Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed.

269-54-BZ

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the extension to existing synagogue and community building using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—109-25 to 109-27 114th street, east side, 212.5 ft. south of 109th avenue, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed.

270-54-A

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—109-25 to 109-27 114th street, east side, 212.5 ft. south of 109th avenue, 1st floor, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

332-54-BZ

APPLICANT—Wechsler and Schimmenti, for 842 Broadway Associates, owner.

SUBJECT—Application April 23, 1954—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business and retail use district the change in occupancy of part of first floor and part of cellar to garage for more than five motor vehicles, by the construction of a ramp and new doors.

PREMISES AFFECTED—842-846 Broadway, northeast corner of East 13th street and 140-150 4th avenue, Block 565, Lot 21, Borough of Manhattan.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed.

375-54-BZ

APPLICANT—Charles C. Weinstein, for Salvator Mol-fetta, owner.

SUBJECT—Application May 11, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district the erection and maintenance of a storage garage, presently used for parking of our trucks on part of plot.

PREMISES AFFECTED—2841 Bruckner boulevard, northeast corner of Quincy avenue, Block 5306, Lots 103, 104, 107, 109 and 110, Borough of The Bronx.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision without further argument; hearing closed.

741-49-BZ—Vol. II

APPLICANT—Michael Dellacona, for Michael and John Dellacona, owners (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened April 28, 1953 as Vol. II —re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail use district, the extension to accessory building on existing gasoline service station, and the addition of two gasoline storage (550 gal.) tanks.

PREMISES AFFECTED—241-15 Hillside avenue, northwest corner of 252nd street, Block 7909, Lot 1, Bellerose, Borough of Queens.

89-51-BZ—Vol. II

APPLICANT—Charles M. Spindler and Joseph C. Haus, for Celestina Vastano, owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II —re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit for a term of

fifteen years in a residence use, D area district, the erection and maintenance of a structure to be used as a freight transfer terminal, using more than the area permitted; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—218-228 Hamilton avenue and 690-692 Hicks street, southwest corner and 33-43 Luqueer street, Block 513, Lots 29, 33 and 35, Borough of Brooklyn.

435-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Emil Grolimund, Elizabeth Bischoff and Frieda Finkelstein, owners.

SUBJECT—Application reopened June 16, 1953 as Vol. II —re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—169-02 to 169-10 (official 169-04) Union turnpike and 80-01 to 80-09 169th street, southeast corner, Block 7020, Lot 1, Flushing, Borough of Queens.

139-53-BZ

APPLICANT—Leonard F. Rothkrug, for P. J. Construction Corp., owner.

SUBJECT—Application February 27, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage, nearer to side and rear lot lines than is permitted.

PREMISES AFFECTED—110-40 Jewel avenue, south side, 200 ft. west of 112th street, Block 2231, Lot 26, Forest Hills, Borough of Queens.

199-54-BZ

APPLICANT—M. Martin Elkind, for Arthur I. Kraft, owner.

SUBJECT—Application March 16, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (retail stores).

PREMISES AFFECTED—61-27 to 61-43 Main street and 142-02 61st road, southeast corner, Block 6412, Lot 1, Flushing, Borough of Queens.

224-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Belzer Corp., owner.

SUBJECT—Application April 1, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a kiddie park, pony track, zoo area and office; and to permit the parking of patrons cars (no fee to be charged).

PREMISES AFFECTED—1904-1914 Linden boulevard and 788-852 Sheffield avenue, southwest corner, 463-485 Stanley avenue and 801-847 Georgia avenue, entire block, Block 4345, Lot 6, Borough of Brooklyn.

343-54-BZ

APPLICANT—Patrick D. Concagh, for Paris Realty Corp., owner.

SUBJECT—Application May 3, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—367-369 East 154th street, north side, 100 ft. east of Courtland avenue, Block 2401, Lots 35 and 36, Borough of The Bronx.

359-54-BZ

APPLICANT—Charles M. Spindler, for Muller Brothers Holding Corp., owner.

CALENDAR

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit the extension of storage warehouse located in the business use district portion, to extend into the residence use portion, using more than area permitted in a D area district, and to permit a business entrance nearer the residence use district than is permitted to proposed extension of parking and storage of motor vehicles.

PREMISES AFFECTED—101-08 to 101-28 Queens boulevard and 101-21 to 101-33 67th drive, southwest corner, Block 3171, Lot 28, Forest Hills, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 21, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 21, 1954*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

393-54-A

APPLICANT—J. T. Kelleher, borough superintendent.

OWNERS OF PREMISES—Thomas J. and Margaret White.

SUBJECT—Application May 18, 1954—re Revocation of Certificate of Occupancy Q87507, issued February 24, 1953, re N. B. 5106-52.

PREMISES AFFECTED—150-29 116th street, east side, 98.63 ft. north of North Conduit avenue, Block 11839, Lot 22, Ozone Park, Borough of Queens.

690-53-A

APPLICANT—Julius Chomsky, for Certified Properties, Inc., owner.

SUBJECT—Application reopened June 2, 1954 and restored to docket—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—202 East 12th street, south side, 84 ft. east of 3rd avenue, Block 467, Lot 10, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 28, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 28, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

108-32-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner (Jack Curtin, lessee).

SUBJECT—Application reopened May 18, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension of accessory building on existing gasoline service station, to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, sale of used cars, and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2950-2958 Webster avenue and 401-411 Bedford Park boulevard, northeast corner, Block 3274, Lot 1, Borough of The Bronx.

163-49-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a

business use district the reconstruction and extension of existing gasoline service station including lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1441 Westchester avenue, northeast corner of Bronx River avenue, Block 3770, Lot 83, Borough of The Bronx.

790-53-BZ

APPLICANT—William A. Giesen, for Richard Griffin, owner.

SUBJECT—Application October 30, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension in use and area of an existing gasoline service station to include gasoline and oil selling station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories, store and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6161-6199 Broadway, southwest corner of West 251st street, Block 3415, Lots 1182, 1186 and 1187, Borough of The Bronx.

96-54-BZ

APPLICANT—Lawrence M. Rothman, for Louis Tamerlis, and F. L. and George H. Haase, owners.

SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and unrestricted use district, the parking and storage of motor vehicles, with a curb cut in the residence use portion of plot.

PREMISES AFFECTED—683 East 140th street, south side, 92.2 ft. west of Jackson avenue, Block 2568, Lots 14-17, Borough of The Bronx.

108-54-BZ

APPLICANT—Wechsler and Schimmenti for M. Goldstein, owner (Long Island Structural Steel, lessee).

SUBJECT—Application February 15, 1954—(decision of the borough superintendent) under section 19A(h3) of the zoning resolution, to permit in an unrestricted use district, an entrance and exit to off street loading berth, nearer to the intersection than is permitted.

PREMISES AFFECTED—1215 East Bay avenue, northwest corner of Casanova street, Block 2771, Lot 138, Borough of The Bronx.

172-54-BZ

APPLICANT—Kenneth W. Milnes, for Thomas M. Crowe, owner.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a retail use district, the reconstruction of existing gasoline service station to include, gasoline service station, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—2000 Victory boulevard, southwest corner of Perry avenue, Block 723, Lot 9, West Brighton, Borough of Richmond.

186-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Vercon Holding Corp., owner.

SUBJECT—Application March 8, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—19-17 to 19-31 Francis Lewis boulevard (19-25 official) and 160-01 to 160-13 Willets Point boulevard, northwest corner, Block 4758, Lot 125, Flushing, Borough of Queens.

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251-54-BZ

APPLICANT—John F. Fitzsimons, for William H. Mosebach and Mildred Mosebach, owners.

SUBJECT—Application April 9, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district, the change of occupancy from one family dwelling to two family dwelling.

PREMISES AFFECTED—23-31 Nellis street, northeast side, 96.98 ft. northwest of Williamson avenue, Block 12713, Lot 11, Springfield Gardens, Borough of Queens.

281-54-BZ

APPLICANT—Paul Friedman, for Alice Price, owner.

SUBJECT—Application April 19, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—166-11 Northern boulevard, northwest corner of 167th street, Block 5341, Lot 1, Flushing, Borough of Queens.

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owners.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, for a term of fifteen years, the erection and maintenance of stores, auto show-room, gasoline service station, car-wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading and the parking of patrons' cars.

PREMISES AFFECTED—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road, Block 6666, Lot 1, Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 28, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 28, 1954, at 2 o'clock in Room 1013 Municipal Building, Manhattan, on the following matter:*

778-53-A

APPLICANT—John T. Kelleher, borough superintendent, Borough of Queens.

OWNERS OF PREMISES—Herman Haken and H. L. Kreuscher.

SUBJECT—Application October 30, 1953—Revocation of Certificate of Occupancy #Q91444 issued 9/14/53.

PREMISES AFFECTED—106-01 Merrick boulevard, southeast corner of 106th avenue, Block 10237, Lot 5, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 5, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 5, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

823-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Flygo Holding Corp., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs and office, and to permit the parking and storage of more than five motor vehicles; with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—436-438 Kings highway, south side, from Lake street to Van Sicklen street; 2-10 Lake street and 1-11 Van Sicklen street, Block 6679, Lots 1 and 8, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 16, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 16, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

400-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Rilous, owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district for a term of twenty years the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6625, Lot 50, Flushing, Borough of Queens.

Laid over from July 13, 1954, to November 16, 1954, for possible withdrawal in event premises is acquired for park purposes.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 20, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon, July 7, 1954, were approved as printed in the Bulletin of July 13, 1954, Vol. 39, No. 28.

89-38-BZ—Vol. III

APPLICANT—Herman Kron, for I. T. Flatto, owner.

SUBJECT—Application reopened February 2, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 21 and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use, C area district, the extension and conversion of existing areas, using more than the area permitted, to garage for more than five motor ve-

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hicles, with business entrances nearer to residence use district than is permitted.

PREMISES AFFECTED—1656-1682 Palmetto street and 714 Cypress avenue, southeast corner, Block 3449, Lot 6, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, 10 A. M. for further consideration; applicant to submit revised plans.

299-54-A

APPLICANT—Herman Kron, for I. T. Flatto, owner.

SUBJECT—Application April 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—343 St. Nicholas avenue, 714 Cypress avenue and 1656-1682 Palmetto street, southeast corner of Cypress avenue, Block 3449, Lot 6, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, 10 A. M. for further consideration in conjunction with Cal. 89-38-BZ—Vol. III.

1446-39-BZ—Vol. III

APPLICANT—A. H. Salkowitz, for North Shore Building Co., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service and selling station, lubritorium, motor vehicle repairs and office, with a curb cut nearer the residence use district than is permitted, and to permit the erection of a sign and sign standard above level of first story and projecting beyond the building line; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—34-67 Francis Lewis boulevard, northeast corner of 35th avenue, Block 6077, Lot 43, White-stone, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz.

For Opposition: William T. Farrell, J. Devito, Emil J. Skoblicki, S. Thomas Ortanzo, Robert Schmidt, Benjamin Krause, Jane M. Baldwin, Gerardo Cairra, P. A. Howe and F. Duca.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 21, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

276-49-BZ—Vol. III

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo, owner.

SUBJECT—Application reopened April 6, 1954 as Vol. III re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—89-91 Madison street, north side, 277 ft. east of Catherine street, Block 277, Lots 8 and 9, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, 10 A. M. for inspection and decision; hearing previously closed.

541-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Rusello, owner.

SUBJECT—Application reopened March 9, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the combining of two buildings at rear of site into one building to be used as a motor vehicle repair shop, body and fender work, incidental paint and spray work; and to permit the erection and maintenance on the front of the site of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—9001-9011 4th avenue and 402-414 90th street, southeast corner, Block 6082, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: E. H. Mirman, Irving Prince and Steve Moron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 21, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

258-53-BZ—Vol. II

APPLICANT—John J. McNamara, for Stoddard Theatres, Inc., owner.

SUBJECT—Application reopened June 8, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the construction of an extension of the second floor across entire building, within the present envelope.

PREMISES AFFECTED—2431-2439 Broadway, southwest corner of West 90th street, Block 1237, Lot 52, Borough of Manhattan.

APPEARANCES—

For Applicant: John J. McNamara, Bernard Zimetbaum and Clement S. Crystal.

For Opposition: Louis Godick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

814-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis Giancarulo, Dominick Bartenope, G. Carlino Inc., owners.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the demolition of all buildings on the plot and the reconstruction and extension of existing gasoline service station on lot 41 to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

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PREMISES AFFECTED—94-102 4th avenue and 589-597 Warren street, northwest corner, Block 395, Lots 37-41 inclusive and Lot 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Louis Cianciarulo.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 21, 1954, 10 A. M. for inspection and decision; hearing closed

19-54-BZ

APPLICANT—Henry George Greene, for William Dropkin, owner.

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the demolition of existing structures and to permit the parking and storage of motor vehicles on unbuilt upon plot.

PREMISES AFFECTED—349-359 West 27th street, north side, 163 ft. 9 in. east of 9th avenue, Block 751, Lots 9-14 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: Alfred Wimmer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, at 10 A. M. for inspection and decision; hearing previously closed.

122-54-BZ

APPLICANT—Dominick Salvati and Son, for Charles Modica, owner.

SUBJECT—Application February 16, 1951—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of stores, using more than the area permitted.

PREMISES AFFECTED—2156-2172 Coyle street, west side, 100 ft. north of Avenue V, Block 7367, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Dominick M. Salvati.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, 10 A. M. for applicant to file revised plans.

131-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner. (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the reconstruction and extension of an existing gasoline service station and store, to include lubritorium, car wash, motor vehicle repair shop, store, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 14, 1954, 10 A. M.; applicant to file revised plans.

132-54-A

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner. (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954, filed pursuant to section 35, General City Law, re premises in bed of proposed widening of Parsons boulevard and 20th avenue.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 14, 1954, 10 A.M. in conjunction with Cal. 131-54-BZ.

147-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruckner Boulevard Leasing Corp., owner.

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the maintenance of existing legal high speed (automatic) auto laundry and to permit the erection and maintenance, for a term of fifteen years, of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—482-504 Utica avenue, west side, from Midwood street to Maple street, 842-850 Maple street and 861-871 Midwood street, Block 4589, Lot 95, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Seymour Laxritz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 21, 1954, at 10 A. M. at request of objectors' representative; no further request for adjournment.

163-54-BZ

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo, owner.

SUBJECT—Application March 8, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—34 Henry street, south side, 220 ft. east of Catherine street, Block 277, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, 10 A. M. for inspection and decision; hearing previously closed.

196-54-BZ

APPLICANT—Lama, Proskauer and Prober, for West 45th Street Garage Corp., owner.

SUBJECT—Application March 12, 1954—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use, B area district, for term of twenty-five years, the erection and maintenance of a storage garage without the required rear yard.

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PREMISES AFFECTED—251-257 West 45th street, north side, 150 ft. east of 8th avenue and 254 West 46th street, Block 1017, Lots 7 and 157, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama and Frederick Dreier.
For Opposition: E. Butler, Jules E. Perlman and I. Hartley Steinhardt.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, 10 A. M. for inspection and decision; hearing previously closed.

202-54-BZ

APPLICANT—Patrick D. Concagh, for Fannie DiLello, owner.

SUBJECT—Application March 18, 1954—(decision of the borough superintendent) under sections 7a, 7c and 7e of the zoning resolution, to permit in a residence use district, the extension of accessory building on existing gasoline service station, lubritorium, car wash, motor vehicle repairs and office, to be used for lubritorium and car wash (non automatic).

PREMISES AFFECTED—3020 Eastchester road, east side, 150.06 ft. north of Adey avenue, Block 4766, Lots 43 and 46, Borough of The Bronx.

APPEARANCES—

For Applicant: Patrick D. Concagh and Gabriel Letizia.
For Opposition: Alfonso Ciotolo.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 21, 1954, 10 A. M. for inspection and decision; hearing closed.

269-54-BZ

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the extension to existing synagogue and community building using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—109-25 to 109-27 114th street, east side, 212.5 ft. south of 109th avenue, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.
For Opposition: Elizabeth Sundin and Loretta Lankenau.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 21, 1954, 10 A. M. for inspection and decision; hearing closed.

270-54-A

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—109-25 to 109-27 114th street, east side, 212.5 ft. south of 109th avenue, 1st floor, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 21, 1954, 10 A. M. in conjunction with Cal. 269-54-BZ.

285-54-BZ

APPLICANT—Max Horn, for Bernice Service Corp., owner.

SUBJECT—Application March 31, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—41-16 Rockaway Beach boulevard and 310 Beach 42nd street, northeast corner, Block 365, Lot 6, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn, Abraham R. Margullies and Sidney Yeschin.
For Opposition: Jack Weisgal, Salvatore Vitagliano, Nathan Goldberg, Dora Rifkin, Abidorsam, Carol Levy and David Levine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, 10 A. M. for further consideration and decision; hearing closed.

288-54-BZ

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

SUBJECT—Application April 7, 1954—(decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit in an unrestricted use, B area and a 1½ times height district, the erection and maintenance of a structure in excess of height permitted and without the required loading berths.

PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and W. Dayton.
For Opposition: Jack Zafranovich.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to July 27, 1954, 10 A. M. for further consideration and decision; hearing closed.

332-54-BZ

APPLICANT—Wechsler and Schinmenti, for 842 Broadway Association, owner.

SUBJECT—Application April 23, 1954—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business and retail use district, the change in occupancy of part of first floor and part of cellar to garage for more than five motor vehicles, by the construction of a ramp and new doors.

PREMISES AFFECTED—842-846 Broadway, northeast corner East 13th street and 140-150 4th avenue, Block 565, Lot 21, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Wechsler and F. Schaffner.
For Opposition: Harry Kannonsohn, Joseph Beeber, Marvin J. Selberman, Ervin Palmer and Frances Levenback.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 21, 1954, 10 A. M. for inspection and decision; hearing closed.

375-54-BZ

APPLICANT—Charles C. Weinstein, for Salvatore Mol-fetta, owner.

SUBJECT—Application May 11, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the erec-

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tion and maintenance of a storage garage, presently used for parking of four trucks on part of plot.

PREMISES AFFECTED—2841 Bruckner boulevard, north-east corner of Quincy avenue, Block 5306, Lots 103, 104, 107, 109, 110, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles C. Weinstein, Salvatore Molfetta and Frank Zappone.

For Opposition: Edna Pascucci, Julia Mergenthal, Mary Holcroft, Martin Saler, Margaret Brown and William J. McEvoy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 21, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

60-30-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Philip Rush, William Lichenberg and Emanuel E. Lichenberg, owners.

SUBJECT—Application January 29, 1954 (decision of the borough superintendent), under sections 7f, 7e, 7h and 7i of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, office and showroom for new and used cars and parts department, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—84-11 to 84-19 (official 84-15) Parsons boulevard and 158-01 to 158-07 84th road north-east corner, Block 9789, Lot 6, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Philip Rush.

For Opposition: Herbert A. O'Brien, Alfred Olevio, Theresa Miller, John Martens, Clara C. Carroll, Clifford R. Miller and Rev. Nicholas Torges.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on February 24, 1954 subject to regular procedure, previously withdrawn; and

WHEREAS, a public hearing was held on this application on July 13, 1954 after due notice by publication in the Bulletin; laid over to July 20, 1954, at request of objector's attorney; no further adjournment; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 84th road are in residence and business use, D and E area, class 1 height districts; Parsons boulevard is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 13, 1954 acting on N.B. Applic. 4969-53, reads:

"1. The use of the premises as a gasoline service station, lubritorium, minor auto repairs, car washing, office and showroom for new & used cars, parts department, parking & storage of motor vehicles in a business and residence use district is contrary to Art. II Sec. 3 and Art. II Sec. 4 Subsection 29, 46 of the zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 86.44 and 102.38 ft. frontage by 108.67 ft. in depth, irregular; that as of July 25, 1916 the portion of the property within 100 ft. of Parsons boulevard was zoned business and the remainder was in a residence district; that on May

23, 1924 the portion zoned for business was changed to residence; that subsequent to March 21, 1929 the present use zoning became effective; that as of July 25, 1916 all of the property referred to was zoned as a D area district and on May 23, 1924 the zoning was changed to an F area district; that on April 22, 1926 the zoning was changed to a C area district and on June 1, 1934 the present area zoning became effective; that the premises are presently being used for the parking of motor vehicles, for which no permit could be located; that it is proposed to develop the site with an automobile showroom and modern gasoline service station consisting of ten 550-gallon storage tanks and four dispensing pumps; that the proposed building will contain the automobile showroom, office and the conjunctive uses of lubritorium, minor auto repairs and car washing; that the building will be colonial in design, one story in height, of class 3 construction, with brick facades and a peaked roof; that a portion of the site will be reserved for the parking of cars; that the proposed showroom and the parking of cars is a permissible use in the business zone; and

WHEREAS, the applicant contends that the design of the building will be entirely in accord with the community as it has developed; that Parsons boulevard is a very heavily trafficked auto lane and the large home development in the area makes the proposed station a required service to the community; that the land is extremely high in assessed value and the proposed gas station and showroom is the only financially feasible manner in which to develop the site as there are sufficient retail stores now in the area for its needs; and

WHEREAS, the applicant states that the present owner has held title to the property since March 19, 1951 and that the assessed valuation of land is \$16,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, a prior application was withdrawn after hearing and this application was restored to the docket to consider the application and to decide whether a zoning variance to permit a gasoline service station opposite one that has existed for many years; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivisions f, e, h and i of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 4969/53, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

575-37-BZ—Vol. III

APPLICANT—A. H. Salkowitz, for Morris Kahan, owner.

SUBJECT—Application March 8, 1954 (decision of the borough superintendent), under sections 7f, 7h and 7A of the zoning resolution, to permit in a business use district, the extension in area of existing gasoline service station, lubritorium, car wash, motor vehicle repair shop and the parking of motor vehicles waiting service (previously granted by the Board).

PREMISES AFFECTED—60-93 Flushing avenue, north-west corner of 61st street, Block 2697, Lot 51, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on April 6, 1954 subject to regular procedure, to consider extension in area; and

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WHEREAS, a public hearing was held on this application on July 20, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zone resolution show that the site, Flushing avenue and 61st street, are in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 16, 1954 acting on N.B. Applic. 4741-52, reads:

"1. The increase in size of plot is contrary to plans approved by Board of Standards and Appeals Cal. No. 575-37-BZ, Vol. II. (Erection of gas station, lubricatorium, car washing, minor motor vehicle repair shop, parking for more than five cars awaiting service is contrary to Art. II Sec. 4a of B.Z.R.)."

and

WHEREAS, the applicant states that the premises consist of a plot, 92.54 ft. frontage by 65 ft. in depth, irregular, on which is located a gasoline service station for which certificate of occupancy No. 93702-54 has been filed; that it is proposed to enlarge the plot by straightening the westerly lot line as shown on plot plan; that the additional area involved is approximately 790 sq. ft.; that the location of the building remains as originally approved; and

WHEREAS, the applicant contends that the new area addition provides better ingress and egress facilities to the gas station and the new portion of the lot is located entirely within the business use district; that the wall required along the westerly lot line of the plot had been extended in accordance with this new lot addition and would have to be removed if this appeal is denied; that inasmuch as the character of the building is not otherwise affected, it is requested that the original plan be amended to include this additional area; and

WHEREAS, the applicant states that the present owner has held title to the property since November 1, 1953; that the assessed valuation of land is \$4,300; that the building, which has not yet been assessed was erected 1953.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 9, 1953, by adding thereto:

"that in the event the owner desires to extend the area of the gasoline station, heretofore permitted, by the addition of a small triangle, as proposed and as indicated on plans filed with this application, marked 'Received March 8, 1954' (3 sheets) and 'June 11, 1954' (3 sheets), such extension of area may be permitted, on condition that the wall and planting shall be maintained on the new line, as proposed and as indicated on such plans, and in accordance with the requirements of the resolutions above cited for the wall in its former location; that this portion of the premises shall be paved as required by the previous resolution above cited; and that all permits required and a new certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution."

414-41-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Mildred Slotkow, owner.

SUBJECT—Application February 26, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence and local retail use district, the extension in area of existing parking and storage of motor vehicles (previously granted by the Board for lot 16 and extended from time to time).

PREMISES AFFECTED—2914-2926 West 17th street, west side, 100 ft. south of Mermaid avenue and 2913-2915 West 19th street, east side, 100 ft. south of Mermaid avenue, Block 7061, Lots 14 and 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Mildred Slotkow.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleincert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on March 16, 1954 subject to regular procedure, to consider extension of area and extension of use; and

WHEREAS, a public hearing was held on this application on July 20, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and local retail use, C area, class 1 height districts; West 17th street is in local retail retail and business—1 use, C area, class 1 height districts; West 19th street is in residence, local retail and business—1 use, C area, class 1 height districts; Mermaid avenue is in local retail and retail use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 23, 1954 acting on Alt. Applic. 596-54, reads:

"1. Proposed increase in area of lot used for parking & storage of motor vehicles located partly in a residence use district & partly in a local retail district violate Art. II sec. 3 & sec. 4-c of Building Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 and 40 ft. frontage by 237 ft. 7 in. in depth, irregular, presently vacant, with parking lot on lot No. 16; that it is proposed to use lot No. 14 in conjunction with lot No. 16 for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the premises consist of a plot 120 ft. front on West 17th street, 40 ft. front on West 19th street, running through the block, 137 ft. 7 in. (for 40 ft.) and being 128 ft. 7 1/8 in. in depth, irregular, presently vacant, and used, in part, as a parking lot, in accordance with certificate of occupancy No. 126611 issued June 28, 1950 under Alt. 764-50 affecting block 7061 and part of lot 16, and certificate of occupancy No. 12660 issued June 28, 1950 under Alt. 3902-49 affecting block 7061 and part of lot 14; that the Board, considering part of the premises (lot 16) under Cal. 414-41-BZ, permitted the use as a parking lot; that at the time of the resolution, the use district maps showed that West 17th street was in a business use district; West 19th street was in a residence and business use district; Mermaid avenue was in a business use district and Surf avenue was in a business use district; that the premises then under consideration was entirely in a business use district except for the rear part of the plot which extended into a residence use district for a distance of approximately 10 ft.; that certificate of occupancy No. 123346, which has since been superseded, was issued in accordance with the resolution of the Board under Cal. 414-41-BZ; that at the time of the resolution, lot 14 was owned and subject to the B.M.T. right-of-way; that subsequent to that resolution, the then owner obtained title to the B.M.T. right-of-way and obtained certificates of occupancy for only the portion of the premises then in a business use; that it is now proposed to occupy the entire premises for the parking and storage of more than five motor vehicles; that lot No. 16 has always been vacant and used originally for the parking of horse drawn vehicles, and later, for the parking of automobiles; that until about 1924 the Department of Sanitation used the premises for the parking of their trucks and in 1934 "Letter Permit #182" was issued for the parking of cars, in which manner it has been used to date; that West 17th street, which is a two-way street, is a main traffic artery from the Belt parkway and during the summer season traffic congestion is very great and the need for the many thousands of visitors to Coney Island is imperative; that it is proposed to use the portion of the premises fronting on West 19th street principally for the exiting of automobiles from the parking lot and thereby pro-

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viding additional parking facilities and preventing the snarling of traffic along West 17th street, the main artery, resulting from the exiting of cars from the part of the premises now permitted to be used under the certificates of occupancy; that the parking lot business in this area is seasonal and there will be a minimum of overnight parking; that West 19th street is a one way street, on to which there is presently exiting from a parking lot fronting on Surf avenue, and exiting cars from the subject premises will not cause additional congestion; that the proposed use will be beneficial to the Coney Island area in providing much needed additional parking facilities and in reducing traffic congestion on West 17th street; and

WHEREAS, the applicant states that the owner has held title to lot 16 since October 23, 1952 and to lot 14 since May 19, 1952; that the assessed valuation of land is \$26,500.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 12, 1941, as thereafter amended by resolutions adopted through February 8, 1949, by adding thereto:

"that in the event the new owner desires to continue the parking use on lot 16 and to add lot 14 for the same purpose, such use may be permitted, on condition that the premises shall be leveled substantially to the grade of West 17th street and paved with clean gravel or steam cinders, treated with a binder and rolled; that there shall be erected on the interior lot and street building lines woven wire fences of the chain link type, not less than 5 ft. 6 in. in height and with no openings therein except one to West 19th street and two to West 17th street, as shown, with curb cuts opposite, all as indicated on plans filed herewith marked 'Received February 26, 1954' (3 sheets; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to a sign attached to the fence at each end at the entrance, advertising the parking and storage use, the rates charged and such other information as may be required by the Commissioner of Licenses; that such signs shall not exceed 15 sq. ft. each, shall not be illuminated and shall not extend beyond the building lines; and that all permits required shall be obtained and all work completed within six (6) months from the date of this amended resolution, and a new certificate of occupancy shall be obtained."

571-41-BZ

APPLICANT—Nathaniel C. Saxe, for David Koss, owner.
SUBJECT—Application reopened June 29, 1954 re extension of term of variance—(decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—26-02 to 26-08 Seagirt avenue, north side, from Beach 26th to Beach 27th streets, 201-209 Beach 26th street and 202-212 Beach 27th street, Block 280, Lots 16 and 19, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, on July 17, 1941 this application was granted by the Board on certain conditions, under section 7h of the

zoning resolution, to permit in a residence use district, for a term of two years, the parking and storage of transient motor vehicles of pleasure car type; and

WHEREAS, on July 5, 1944 and July 1, 1947, application was reopened and term of variance extended for a term of two years; and

WHEREAS, on June 22, 1948 application was reopened and resolution amended to permit this plot to be occupied in conjunction with plot permitted under Cal. No. 802-41-BZ; and

WHEREAS, the term of variance was extended on June 21, 1949, February 6, 1951 and February 13, 1952, and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation; and

WHEREAS, this application was reopened on June 29, 1954 and set for hearing on July 20, 1954 at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, in view of expiration of variance on February 13, 1954; and

WHEREAS, a public hearing was held on this application on July 20, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated June 28, 1954 acting on Misc. Applic. 4658-41, reads:

"1. The continued use of a parking lot for more than five motor vehicles in a residence zone as approved under BZ 571/41 expired 2/13/54 and must be submitted to the Board of Standards and Appeals for their consideration."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 17, 1941, as thereafter amended by resolutions adopted through February 13, 1952, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"granted under section 7, subdivision h, for a term of two years from the date of this amended resolution, to permit . . . ; that other than as herein amended the above resolutions shall be complied with in all respects and also the resolutions adopted under Cal. 802-41-BZ; that all permits and a new certificate of occupancy shall be obtained and all work completed within three (3) months from the date of this amended resolution." (Misc. 4658/41 & new decision of June 28/54.)

802-41-BZ

APPLICANT—Nathaniel C. Saxe, for David Koss, owner.
SUBJECT—Application reopened June 29, 1954 re extension of term of variance—(decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—219 Beach 26th street, west side, 100 ft. south of Edgemere avenue and 220 Beach 27th street, Block 280, Lot 10, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative. Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, on April 21, 1942 this application was granted by the Board on certain conditions, under section 7h of the zoning resolution, to permit in a residence use district, for a term of two years, the parking and storage of more than five motor vehicles; and

WHEREAS, time to complete work was extended on September 9, 1942; and

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WHEREAS, on July 5, 1944 the Board reopened the application and set for hearing on July 25, 1944; and

WHEREAS, the term of variance was extended on July 25, 1944; and

WHEREAS, time to obtain permits and complete the work was extended on June 21, 1949, June 20, 1950 and February 13, 1952; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation; and

WHEREAS, this application was reopened on June 29, 1954 and set for hearing on July 20, 1954 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; term of variance expired February 13, 1954; and

WHEREAS, a public hearing was held on this application on July 20, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated June 21, 1954, acting on Misc. Applic. 3345-48, reads:

"1. Use of premises located in a residence use district for parking and storage of more than five (5) motor vehicles is contrary to Art. II Sec. 3 of the Zoning Resolution."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 21, 1942, as thereafter amended by resolutions adopted through February 13, 1952, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"granted under section 7, subdivision h, for a term of two years from the date of this amended resolution, to permit * * *; that other than as herein amended the above resolutions shall be complied with in all respects and also the resolutions adopted under Cal. 571-41-BZ; that all permits and a new certificate of occupancy shall be obtained and all work completed within three (3) months from the date of this *amended* resolution." (Misc. 3345/48—and new decision of June 21/54)

413-49-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 119-20 Corporation, owner.

SUBJECT—Application January 29, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in the residence use district portion of plot, the extension of loading and unloading area in the present open area fronting on Victoria road (previously granted by the Board, for the extension of building into residence use district and later amended for off-street loading and unloading).

PREMISES AFFECTED—119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Arthur Lovitt.

For Opposition: Henri A. Le Gendre and James R. Bland.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on March 2, 1954 subject to regular procedure, to consider extension of loading area; and

WHEREAS, a public hearing was held on this application on June 2, 1954 after due notice by publication in the Bulletin; laid over to June 29, 1954, for inspection and

decision; hearing closed; then to July 20, 1954, for further consideration and decision after applicant has filed statement by owner that requirements of the previous resolution of the Board will be complied with; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Victoria road and Merrick boulevard are in residence and local retail use, D and E-1 area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated January 20, 1954 acting on Alt. Applic. 2766-53, reads:

"1. Loading and unloading in an open space located in the residential portion of the lot is contrary to Art. II Sect. 3 of the Zoning Resolution and B. S. A. Resolution 413-49-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 140.37 ft. frontage by 181.80 ft. in depth, on which is located a one story building of class 3 construction, with a frontage of 140.37 ft. on Merrick boulevard, 181.80 ft. on Victoria road, 97.54 ft. on the westerly lot line and 198.29 ft. along the northerly lot line; that the original building was erected under N.B. 2626-31 for use as a public market and was altered under Alt. 478-45 for use as office, storage of drugs and manufacturing, for which uses certificate of occupancy No. Q32764 was issued May 21, 1945; that it was again altered under Alt. 487-49 and Cal. 413-49-BZ for use of storage (non-combustibles) and to permit the erection of a one story extension and for which certificate of occupancy No. Q67069 was issued October 2, 1950; that it was further altered under Alt. 998-51 and reopened under Cal. 413-49-BZ, Vol. II, to permit the erection of a one story extension on Victoria road and to be used for loading and unloading; that no new certificate of occupancy was issued as none was required; that it is proposed to maintain the present use of storage of non-combustibles in the building; that it is also proposed to maintain the present loading and unloading space within the building and provide new unloading and loading space in the present open area fronting on Victoria road, said space being approximately 34 ft. by 81.80 ft.; and

WHEREAS, the applicant contends that the proposed loading and unloading is a permissible use in the local retail district and it is only proposed to extend this use into the residential zone; that inasmuch as the present building extends into the residential area, the area will not be adversely affected but will be beneficial, as the necessary trucking will be kept off the street, thereby reducing traffic hazards and alleviating the parking situation; that the new loading area will be confined within the requested space by an 8 ft. high chain link fence; that the new proposed curb cut will be located 50 ft. east of the intersection of Merrill street and Victoria road in order to remove any possible traffic hazard; that Merrill street, directly west of the site and north of Victoria road, although on the City planning maps as a proposed street, is not owned by the city and no proceedings are pending to acquire title to said land; and

WHEREAS, the applicant states the owner has held title to the property since January 13, 1945 for plot A and since February 2, 1949 for plots B, C and D, and further states the land is assessed for \$28,000 and the buildings for \$67,000, making a total of \$95,000; that the building was erected in 1931; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant reports that all work has now been done so as to be in complete compliance with the resolutions cited.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 20, 1949, as thereafter amended by resolutions adopted through November 27, 1951, by adding thereto:

"* * * that in the event the owner desires to provide an additional loading and unloading area, an extension may be constructed to the existing building, such additional loading area opening on Victoria road and ex-

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tending along the building line within the residence district for not over 20 ft. from the existing unloading area, which was permitted by the Board under resolution adopted November 27, 1951, as shown on revised plan marked 'Received June 27, 1954', 1 sheet, without a door to the area required to be landscaped, *on condition* that the rear gate shall be reduced, as required by resolution above cited, to the width permitted to preclude entry by trucks and that all prior requirements of resolutions above cited shall be complied with in all other respects; that the building shall not be increased in height or area; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution."

811-52-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Samuel D. Greenfield, owner.

SUBJECT—Application reopened June 15, 1954 for consideration as to amendment of resolution—re (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use, C area district, the extension of existing buildings into the residence use portion of plot, using more than the area permitted.

PREMISES AFFECTED—1116-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1734 East 12th street, Block 6974, Lots 14, 21, 22, 23 and 88, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry Nurick and Samuel D. Greenfield.

For Opposition: J. Sidney Levine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, on March 24, 1953, this application (Vol. I) was denied by the Board under sections 7c and 21 of the zoning resolution, to permit in a business use district, the extension of existing building into the residence use portion of the plot, using more than the area permitted; and

WHEREAS, on June 16, 1953 the application was reopened subject to the regular procedure, to consider revised proposal; and

WHEREAS, on October 27, 1953 the Board granted, on condition, under sections 7c and 21, the extension of existing building into residence use portion of plot, using more than the area permitted; and

WHEREAS, the applicant requested reopening of this application and amendment of the resolution as to dwelling; and

WHEREAS, this application was reopened on June 15, 1954 and set for hearing on July 7, 1954 at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, and new plans which have been filed, and notification by registered mail to owners who are affected on East 12th street within the area of notification; and

WHEREAS, a public hearing was held on this application on July 7, 1954 after due notice by publication in the Bulletin; laid over to July 20, 1954, for inspection if necessary and decision without further argument; hearing closed; and

WHEREAS, the decision of the borough superintendent, dated June 25, 1954 acting on amendment to N.B. Applic. 1246-53, reads:

"1. These premises were the subject of action by the Board of Standards and Appeals under Cal. 811-52-BZ and approved on condition that a two family dwelling be constructed in accordance with the plans filed with the Board. The proposed change to one family with necessary change of plans violates the condition of approval."

and

WHEREAS, the decision of the borough superintendent, dated June 25, 1954 acting on amendment to Alt. Applic. 747-52, reads:

"1. Proposed location of exit is contrary to provisions of the resolution of the Board of Standards and Appeals under Cal. 811-52-BZ."

and

WHEREAS, the applicant states that this application is filed to change the two-family dwelling to a one-family dwelling and to change the location of the emergency exit through the cellar of the two-family dwelling, to an open yard, north of the proposed dwelling; that it is proposed to erect a one-family dwelling as per plans submitted, to replace the plans approved for a two-family dwelling, and to replace the emergency exit passageway in the cellar of the existing two-story two-family dwelling on East 12th Street, and instead, provide an open side yard, 5 ft. wide on the northerly side of the proposed dwelling; that a two-family dwelling is found to be impractical as the lot is unusually small (40 by 56 ft.), and the living space on the ground floor is further reduced by a two-car garage; that a one-family dwelling with a one-car garage is more desirable and increases and improves the light and ventilation on the street and adjacent property, and carries out the intent and spirit of the resolution; that as to the emergency exit passageway required, this is difficult and impractical to build; that the 1st floor of the dwelling is 3 ft. above grade so that it would be necessary to ruin the dining room in the rear and ruin the living room at the front to provide bulkheads for this passageway; that furthermore, this passageway would be a hazard and a danger in the event of an emergency and would be a permanent nuisance and source of annoyance to the community; that in lieu of this passageway, it is proposed to provide a 5 ft. wide open side yard with a 3 ft. ornamental iron gate for emergency exit purposes leading to East 12th Street; that the above amendments would continue to safeguard the welfare of the neighborhood, provide more light and ventilation for the buildings, both to the north and the south on East 12th street, and will carry out the intent and purpose of the resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and the committee recommends that the application should be amended in minor respects.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted by the Board on October 27, 1953, by adding thereto:

"* * * that, in connection with the requirements of the resolution that there should be constructed on Lot 23, a residential building, such building may be a one story, one family building as now proposed and as indicated on plans filed with this application on this request for amendment marked 'Received May 14, 1954' 3 sheets, and to permit a passageway as proposed and as indicated thereon at the north side of the required residential building; that in all other respects the resolution adopted by the Board on October 27, 1953, shall be complied with; that such passageway shall be used only for emergency exit and shall at no time be used for delivery of any merchandise or other material or for taking any merchandise or material from the enlarged store adjoining permitted to be extended under this Calendar Number; that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution, and that no certificate of occupancy shall be issued for the entire premises until the requirements of this resolution have been complied with."

338-53-BZ

APPLICANT—Leonard F. Rothkrug, for Patrick Quagliano, owner.

SUBJECT—Application May 1, 1953 (decision of the borough superintendent), under section 7i of the zoning reso-

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lution, to permit in a business use district, the change in occupancy from garage for five motor vehicles to garage for five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—1967-1969 Atlantic avenue, north side, 75 ft. west of Louis place, Block 1560, Lots 40 and 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 22, 1954 after due notice by publication in the Bulletin; laid over to June 29, 1954, for applicant to submit additional information; then to July 20, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Atlantic avenue are in a business use, C area, class 1 height district; Louis place is in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 21, 1953 acting on Alt. Applic. 1646-53, reads:

"1. Proposed change of use of one story class 3 structure located within a business use district to garage for not more than 5 cars and auto repair shop violates Art. II, Sec. 4-29 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 98 ft. 7 in. in depth, irregular, on which is located a building covering entire plot, one story, 14 ft. in height, of class 3 construction, for which certificates of occupancy No. 14087-22 and No. 46885-27 have been issued for 4 and 5 car garage each; that it is proposed to use the site for motor vehicle repair shop and garage for 5 motor vehicles; and

WHEREAS, the applicant contends that the two plots were improved at different times and on July 28, 1922, certificate of occupancy No. 14087 was issued for the building located at 1969 Atlantic avenue providing for a public garage not over four cars, while on October 7, 1927 certificate of occupancy No. 46885 was issued for the building located at 1967 Atlantic avenue providing for a garage for five cars only; that it is now proposed to change the permitted uses to a garage for not more than five cars and auto repair shop; that the proposed additional use will be performed within the existing building; that there are no openings in the enclosing walls along the lot lines on which the structure abuts; that the repair work will be of a limited extent devoted to minor auto repairs and adjustments such as ignition and carburetor repairs, brake and clutch adjustments and lining repairs, greasing and lubrication; that the present owner has been engaged in business at these premises for over 25 years and conducts it with a minimum of help; that no more than four employees will be on the premises at any time; that the character of the proposed occupancy is in keeping with that along Atlantic avenue and will not in any way adversely affect the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since October 29, 1926 for lot 40 and since June 3, 1927 for lot 41; that the assessed valuation of land is \$2,600 and of the buildings \$3,800, making a total of \$6,400; that the building was erected 1922 and 1928; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board, and the Committee finds that the two buildings apparently have been thrown together at some time without a permit but the structural conditions appear to be satisfactory, and the Committee recommends that the application should be granted on condition; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7, Subdivision i, to permit the two buildings as consolidated to be occupied for motor vehicle repairing use with hand tools only as shown on plans marked "Received May 1, 1953," 2 sheets, and permitting such auto repairs and adjustments as ignition and carburetor repairs, brake and clutch adjustments, lining repairs, greasing and lubrication; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

551-53-BZ

APPLICANT—George P. Ames, for Joseph F. Lynch, owner.

SUBJECT—Application July 16, 1953 (decision of the borough superintendent), under sections 7i, 7e and 7h of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, brake, battery and tire storage and service, motor vehicle repairs, and to permit the parking of customers' cars waiting for service.

PREMISES AFFECTED—25-16 Francis Lewis boulevard, southwest corner of Bayside lane and 166-09 25th drive, northwest corner of Francis Lewis boulevard, Block 4914, Lot 12, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: George P. Ames.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 7, 1954 after due notice by publication in the Bulletin; laid over to July 20, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Francis Lewis boulevard and Bayside lane are in a local retail use, D area, class ½ height district; 25th drive is in residence and local retail use, D area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 9, 1953 acting on N.B. Applic. 2929-53, reads:

"1. The use of the premises as a gasoline service station, brake, battery, tire storage, sales and service, minor repairs with hand tools, parking customers' cars while waiting for service in a Local Retail zone is contrary to Article II, Sec. 4c of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 92.25 ft. frontage by 111.29 ft. in depth, irregular, presently vacant; that it is proposed to erect a building 57 ft. front by 31 ft. 4 in. in depth, one story, 13 ft. in height, of class 3 construction, to be used as an accessory building for proposed gasoline service station; that it is also proposed to permit the parking of customers' cars waiting to be serviced; and

WHEREAS, the applicant further states that the subject site was zoned business district, class 1 height and D area district from July 25, 1916 until July 7, 1953 when a zoning amendment became effective, changing it to local retail district and a class ½ height district; and

WHEREAS, the applicant contends that development with a conforming use would not be feasible at this location; that

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there is no foot traffic on the block or adjacent area; that in order for retail stores to exist it would be essential that a complete shopping center be maintained and there is not sufficient room in the entire block to do this, and further, it would be necessary to furnish parking space for customers' cars, which would require additional space; that all the other frontage on Francis Lewis boulevard in this block is occupied by a diner which caters almost exclusively to automobile traffic; that this would be beneficial to the proposed use, which in turn would be beneficial to the business of the diner and would not be detrimental; and

WHEREAS, the applicant states that the present owner has held title to the property since December 28, 1945 and that the assessed valuation of land is \$6,300; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivisions e, h and i, of the zoning resolution; and

WHEREAS, the Board found that there is a sufficiency of gasoline stations within a reasonable distance and the another one is not required; and

WHEREAS, the Board found that the premises are readily adaptable for a conforming use.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 2929-53, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

571-53-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Astoria Motors, owner.
SUBJECT—Application March 12, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a retail use district the erection and maintenance of an automatic automobile laundry, for a term of fifteen years (previously denied when zoned for business and including sale and display of used cars).

PREMISES AFFECTED—8406 Queens boulevard and 52-21 Van Loon street, southeast corner, Block 2477, Lot 1, Newtown, Borough of Queens.

APPEARANCES—

For Applicant: Fred C. Dahlem and Vincent Engellis.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors..... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 27, 1954 subject to regular procedure, to consider new proposal; the Board deemed that the new proposal justified a new hearing in view of changes proposed; and

WHEREAS, a public hearing was held on this application on July 20, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, B area, class 1½ height district; Queens boulevard is in retail and business use, B area, class 1½ height districts; Van Loon street and Grand avenue are in residence and retail use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 26, 1954 acting on N.B. Applic. 1858-53, reads:

"1. Proposed use of premises located in a retail district as an auto laundry and sale of used cars is contrary to Article II, Sec. 4-A of zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 257.83 ft., 80.96 ft., and 59.13 ft. frontage by 100 ft. and 99.60 ft. in depth, irregular, on which is a used car sales lot for

which certificate of occupancy No. 53575-49 has been filed; that it is proposed to erect a building 35 ft. by 100 ft. in depth, one story, 16 ft. in height, of class 3 construction, to be used as an automatic auto laundry; and

WHEREAS, the applicant contends that it is proposed to eliminate all other uses from the premises and use the entire plot solely for the laundry for autos and a reservoir for cars awaiting a washing; that all other structures other than the new laundry will be demolished in order to grade and black top entire area within property lines other than any landscaping which will be provided; that Queens boulevard frontage will be landscaped and a chain link fence placed across the entire front, except for the exit door from laundry, as the entrance will be from Grand avenue; that face brick walls will be erected on Grand avenue except for entrance, and face brick will be erected along the entire front on Van Loon street; that at least \$50,000 will be invested for this enterprise, and due to irregular shape of this property it would be difficult to use same for another purpose, for profit; that a period of fifteen years is requested under the provision of the zoning law, so that if at the expiration of that period the neighborhood changes for the better, the renewal or denial can be determined at that time; and

WHEREAS, the applicant states that upon re-filing in Queens, the tax office reapportioned lots 1, 3 and 35 and are now known as lot No. 1; and

WHEREAS, the applicant states that the present owner has held title to the property since January 6, 1948; that the assessed valuation of land is \$40,000 and of the buildings \$1,500, making a total of \$41,500; that the building was erected 1947; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e, for a term of fifteen (15) years, to permit the premises to be occupied for automatic car washing, substantially as proposed and as indicated on plans filed with this application, marked "Received June 2, 1954" (3 sheets) and "June 23, 1954" (1 sheet), *on condition* that all buildings and uses on the premises shall be removed and none restored; that the premises shall be used solely for automatic car washing use as now proposed and for cars awaiting service; that the premises shall be leveled substantially to the grade of Grand avenue and the service road of Queens boulevard, and except where the building is proposed to be located, shall be surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that the buildings shall be erected so that the entrance shall be from Grand avenue and the exit to Queens boulevard service road; that the building shall be located substantially as shown on plans above referred to, except that it shall be removed southerly so that the front shall be at no point nearer than 20 feet to the street building line of Queens boulevard; that the building shall be constructed in all other respects to comply with the requirements of the Building Code; that there shall be no windows in the building opening on Van Loon street; that along Van Loon street from Grand avenue to the wall of the proposed building and from the wall of the proposed building to the service road of Queens boulevard there shall be erected a masonry wall not less than 5 ft. 6 in. in height; that a similar wall shall be erected along Grand avenue except for an entrance and exit as shown, with curb cut opposite not over 15 feet in width; that along the building line of Queens boulevard from the proposed building to the easterly lot line there shall be erected and maintained either a similar wall or a woven wire fence to a total height of not less than 5 ft. 6 in.; that such type of fence shall also be erected on the interior lot lines where existing fences or walls of buildings do not occur, except that if fences do occur they shall be in substantial condition and so maintained; that signs shall be restricted to such signs as are permitted

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within a retail use district, and no sign shall be erected overhanging the building line; that sidewalks and curbing in front of the premises on all three streets shall be constructed or restored to the satisfaction of the borough president; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

905-53-BZ

APPLICANT—Paul Trapani, for John Missali, owner.
SUBJECT—Application December 23, 1953 (decision of the borough superintendent), under sections 7e and 21 of the zoning resolution, to permit in a residence use district the maintenance of an existing one story structure as a commercial building (manufacturing).

PREMISES AFFECTED—900-900A East 213th street, southeast corner of Bronxwood avenue (Block 4683, Lot 49), Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Trapani.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 8, 1954 after due notice by publication in the Bulletin; laid over to July 7, 1954, for inspection and decision without further argument; hearing closed; then to July 13, 1954, for applicant to submit further information and also whether certificate of occupancy has been issued and a copy of violation as to factory use of adjoining building; then to July 20, 1953, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 213th street and Bronxwood avenue are in a residence use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated December 16, 1953 acting on amendment to N.B. Applic. 16-53, reads:

"1. Architect's designation of use district as Business was incorrect and since found to be 'Residence'. Approval of application, together with permit are rescinded, as a Commercial Building is contrary to Sect. 3 of Article II of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 35.57 ft. frontage by 90 ft. in depth, on which is located a building 35.5 ft. frontage by 38 ft. 4 in. in depth, one story, 11 ft. in height, of class 3 construction, used for dress manufacturing (permit issued in error); and

WHEREAS, the zone was changed from business to residence use on February 7, 1949; and

WHEREAS, the applicant contends that the property consists of a corner plot 35 ft. on East 213th street and 90 ft. on Bronxwood avenue, on which has illegally been erected a one-story class 3 building 35 ft. by 38 ft., presently used for dress manufacturing, with 15 women employees; that this zone is now residence, 1¼ height and C area, the use district having been changed from business to residence February 7, 1949; that the owner acquired the property in 1937 for the sole purpose of erecting a little shop for his own use, with an apartment on the upper floor; that in 1952, not knowing about the change to residence district, the owner commissioned the applicant to design a small one story building (for factory) with provisions for a future residence on the 2nd floor; that the zoning maps (1947) showed zone as

business so plans were made and filed with the department of housing and buildings under N.B. Applic. 16-53 on January 7, 1953; that the department, through some oversight, approved the plans on January 20, 1953 and permit was obtained and work completed in June, 1953; that when application for certificate of occupancy was made, the error was found and a certificate denied, the approval for the now existing building was revoked and a disapproval issued and violation No. C2093-53 entered; that this application is based on sections 7e and 21 to allow the maintenance of the existing building, used for sewing, for a term of ten years; that adjoining properties have business uses on 1st floor as follows: block 4671, lot 67—luncheonette and candy store; block 4683, lot 53—retail store; block 4684, lot 30—tailor and shoemaker and lots 38 and 39—Bronxwood avenue grocery store; block 4685, lot 35 and block 4672, lot 8, Bronxwood avenue grocery store; block 4672, lots 107 and 5—meat market, bakery and delicatessen store; that the building is a neat one story brick building with no advertising signs and is not detrimental to the neighborhood and does not interfere with light or ventilation of adjoining property and occupies less than 30% of the corner lot; that in view of the fact that the owner purchased the property 16 years ago for business use and as he proceeded in good faith in the erection of the building, and as the character of the neighborhood would not be materially changed by this small factory, this variance is requested for a term of ten years; and

WHEREAS, the applicant states that the present owner has held title to the property since August 15, 1937; that the assessed valuation of land is \$4,200 and of the buildings \$9,800, making a total of \$14,000; that the building was erected February, 1953; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and recently reinspected by all members of the Board, who studied the conditions and the facts stated as to the improperly issued permit and also inspected the adjoining lot owned by the same owner and now being improperly used and which the applicant stated would be discontinued, and in view of all the conditions the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivision e of the zoning resolution; and

WHEREAS, the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning variance and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on amendment to N.B. Applic. 16/53, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

7-54-BZ

APPLICANT—Burke, Morrison and Groh, for Turnby Building Corp., owner.

SUBJECT—Application January 8, 1954 (decision of the borough superintendent), under sections 7h and 7A of the zoning resolution, to permit in the residence use district portion of a plot located in local retail and residence use districts, the parking and storage of motor vehicles for patrons of building (stores) under construction (no fee to be charged), with an entrance nearer to residence district than is permitted.

PREMISES AFFECTED—24-07 to 24-17 150th street, east side, from 24th road to Willets Point boulevard; 150-01 to 150-17 24th road and 150-02 to 150-10 Willets Point boulevard, Block 4695, Lot 1, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: M. Parker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 7, 1954 after due notice by publication in the Bulletin; laid over to July 20, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 24th road and Willets Point boulevard are in residence and local retail use, E area, class 1 height districts; 150th street is in a local retail use, E area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 21, 1953 acting on N.B. Applic. 2259-53 and superseded by N.B. Applic. 2259-53, dated June 2, 1954, which reads:

"1. Parking of motor vehicles in a residence use district is contrary to Art. II Sect. 3 of the Zoning Resolution.

2. Curb cut located less than 75' from a residence use district is contrary to Art. II Sect. 7A."

and

WHEREAS, the applicant states that the premises consist of a plot, 127.11 ft. frontage by 100 ft. and 195 ft. in depth, irregular; that the local retail portion of the property is at present being improved with a one-story store building containing a food market and five other stores, and the property in the residential portion is at present vacant; that it is proposed to use the vacant portion of the plot within the residential zone as a parking area; that the physical proposed work consists of the cleaning of this area and the preparation for parking use by grading, surfacing and the erection of required fencing; and

WHEREAS, the applicant contends that parking approval is sought to permit off street parking for patrons of stores now under construction and thereby avoid congestion of adjoining streets during peak shopping periods; that the character of the surrounding residential area, which will be serviced by the retail stores on the property, is such that it can be expected that the majority of shoppers will use cars for this purpose, and space will also be necessary for all day parking of store operators' and employees' cars; that the usual zone depth of 100 ft. available for non-residential use is too shallow to permit both store buildings of average depth and adequate parking space, all within the non-residential zone; that in most cases there is no land available in the construction of a retail store unit for parking purposes and therefore in those cases, the surrounding streets serve as parking areas, a condition which is certainly detrimental to any adjoining residential owners, and that it will be of greater benefit to adjoining residential area to permit this off street parking facility than to have no such facility available; and

WHEREAS, the applicant states that the present owner has held title to the property since May 10, 1950 and that the assessed valuation of land is \$7,500; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board, and the Committee has given considerable study to this application and finds that the occupants of the stores, which appear to include not only the super market but also luncheonette, a pharmacy and three stores, which may still be vacant, will undoubtedly come to this location with cars and will park them on the street if they do not have a place provided for them to park; and for that reason and not primarily for general parking the Committee recommends the application should be granted; and

WHEREAS, the Board deemed that this was an appropriate case in which the exercise discretion to grant under Section 7, Subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application

be and it hereby is granted under Section 7, Subdivision h, for a term of five (5) years, to permit the portion of the premises as proposed and as indicated on plans filed with this application marked "Received January 8, 1954," 2 sheets, and "April 12, 1954," 1 sheet, to be occupied for parking of motor vehicles primarily for the employees and also for the patrons but not for general parking, with no fee to be charged, on condition that this portion of the premises shall be leveled substantially to the grade of 24th road and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be installed and maintained on the rear and side lot lines and the street building line a woven wire fence of the chain link type not less than 5 ft. 6 in. in height with no openings therein except to 24th road where there may be a curb cut for entrance and egress, as shown; such cut shall not exceed 15 ft. in width except that such curb cut shall be moved westerly for a distance of approximately 50 feet; that the opening in the fence shall be fitted with a gate which shall normally be kept closed when the stores are not being operated; that a similar gate shall be maintained opposite the curb cut to the delivery area; that said gates shall be closed and locked when the stores are not in operation and on Sundays and Holidays; that there shall be erected at the rear of the store a light of low voltage, sufficient to give a dim illumination on the parking lot, to prevent misuse of same; that there shall be a curb separating the delivery area from the parking lot; that such curb shall be not less than 12 in. high, of concrete; that this lot shall not be used for loading and unloading; that all such unloading shall take place within the unloading area provided within the local retail district as shown; that no signs shall be erected on the premises except there may be a sign attached to the fence near the entrance and exit advertising the private use of the premises, provided such sign does not exceed 15 sq. ft. and does not extend beyond the building line and is not illuminated; that all permits shall be obtained, including a certificate of occupancy and all work completed within six (6) months from the date of this resolution.

33-54-BZ

APPLICANT—Ingram S. Carner, for Curatola Bros., owners.

SUBJECT—Application January 19, 1954 (decision of the borough superintendent), under sections 21 and 19A of the zoning resolution, to permit in the business use, D area district portion of lot located in a residence and business use district, the erection and maintenance of a business structure using more than the area permitted, with entrance to loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—114-16 Rockaway boulevard, south side, 25.01 ft. west of 114th place (Block 11706, Lot 37, Ozone Park, Borough of Queens).

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: Joseph T. O'Brien, T. Crepezzi, Marutta Kabus and Vito Borea.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

AMTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors..... 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 29, 1954 after due notice by publication in the Bulletin; laid over to July 20, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 114th place are in residence and business use, D area, class 1 height districts; Rockaway boulevard is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 7, 1954 acting on N.B. Applic. 551-53, reads:

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"1. Occupying more than 55% of the business portion of a plot partly in a business and partly in a residential use district which is in a "D" area district is contrary to Art. IV, Sec. 14 of the Zoning Resolution.

2. Entrance to loading berth required to be minimum of 50 ft. from intersection of two streets Sec. 19A (i-3)." and

WHEREAS, the applicant states that the premises consist of a plot, 55.016 ft. frontage by 109.87 ft. in depth, irregular, used for the parking of trucks, for which certificate of occupancy No. 80004-52 (5 trucks), has been filed; that it is proposed to erect a building 55 ft. front by 100 ft. in depth, one story, 25 ft. in height, of class 3 construction, to be used for manufacturing, loading space and office; and

WHEREAS, the applicant further states that the property referred to is presently zoned as a class 1 height district and a D area district; that the portion of the property within 100 ft. of Rockaway boulevard is in a business district and the remainder in a residence district; that these designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that the above noted premises were filed in the department of housing and buildings under N.B. 551-53 to build a warehouse for the owner's established trucking and warehouse business; that these plans indicated a building completely in the business portion of the subject plot (which is also partly residential use zone); that due to the fact that the owner must have maneuverability for his trailers for loading and unloading space, it is necessary for additional area to operate this business; that as shown on plans, it is indicated that a loading platform is to the rear of the building and that the cellar and 1st floor are for warehousing and the additional required area is requested for loading and unloading of merchandise; that this additional area requested is 2,475 sq. ft.; that it is further requested that the loading doors at the front be permitted within 50 ft. of 114th place as this allows for maneuverability, and as the intent of the law was not to restrict loading in outlying areas such as this section of the city, but rather in congested areas, it would be a hardship upon the owner if he were restricted as to the loading doors on Rockaway boulevard; that in view of the fact that no adverse effect will be imposed on the neighborhood and that this building will be built and operated by established business men who, in fact, reside at the rear of this proposed building, it is requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since February 15, 1952 and that the assessed valuation of land is \$5,200; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and the Committee recommends in view of the type of occupancy proposed that the extension proposed to adjoin the residence district should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 19A of the zoning resolution, and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution as to extension of area and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 551-53, be and hereby is *affirmed* and that the application be and it hereby is *denied*.

34-54-A

APPLICANT—Ingram S. Carner, for Curatola Bros., owner.

SUBJECT—Application January 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—114-16 Rockaway boulevard, south side, 25.01 ft. west of 114th place (Block 11706, Lot 37), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn in view of action by the Board this day on Cal. 33-54-BZ.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative: 0

60-54-BZ

APPLICANT—Charles Costa, owner.

SUBJECT—Application January 28, 1954 (decision of the borough superintendent), under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), motor vehicle repairs, and to permit the parking of motor vehicles waiting service, for a term of fifteen years.

PREMISES AFFECTED—904 Burke avenue, southeast corner of Bronxwood avenue (Block 4574, Lots 25 and 29), Borough of the Bronx.

APPEARANCES—

For Applicant: Jos. B. Lynch and Charles Costa.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Kleinert and Keating 2
Negative: Chairman Murdock and Deputy Chief Connors 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 22, 1954 after due notice by publication in the Bulletin; laid over to July 7, 1954, for inspection and decision without further argument; hearing closed; then to July 20, 1954, for further inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Burke avenue are in a retail use, C area, class 1 and 1¼ height district; Bronxwood avenue is in residence and retail use, C area, class 1 and 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 29, 1953 acting on N.B. Applic. 1320-53, reads:

"1. Proposed use of a gasoline service station, lubricatorium, auto laundry (non-automatic), minor auto repair shop with hand tools only, parking of cars awaiting service, is contrary to Art. II, Sect. 4-A of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 ft. frontage by 100 ft. in depth, presently vacant except for billboards; that Burke avenue was zoned business use on July 25, 1916 to a parallel depth of 100 ft.; that the use was changed from business to retail to a parallel depth of 100 ft. on July 20, 1942; that the height district was changed from one times to one and one quarter for a distance of 100 ft. along Burke avenue from the intersection of Bronxwood avenue with the balance of the proposed site remaining in a one times height; that there has been no change in the C area district; and

WHEREAS, the applicant further states that proposed conditions consist of removing of the present billboard and grading of the plot substantially to the level of Burke avenue; that the erection of a one story, Esso Standard Oil company design, modern service station, 57 ft. by 30 ft., for use as a sales office, rest rooms, combination heater and storage room and three service bays for lubrication, non-automatic car washing and minor repairs with hand tools only; the installation of ten underground gasoline storage tanks and four approved type dispensing pumps set back a minimum distance of 10 ft. from any street lot line; the installation of one 1080-gallon underground fuel oil tank for heating pur-

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poses and one 550-gallon tank for waste oil; the erection of interior lot line fences with 1 ft. high masonry and 4 ft. high woven wire above; the providing of grass and planted areas protected by 6 in. by 6 in. concrete curbing and the paving of the yard area where accessible with asphaltic concrete; the erection of a lot line fence along Bronxwood avenue for a distance of about 75 ft. northerly from the southerly lot line; the construction of a new sidewalk along Burke avenue with three 30 ft. curb cuts; the erection of a new concrete ramp on Bronxwood avenue with a 25 ft. curb cut; that curb cuts will be within 5 ft. of any street line or interior lot line as prolonged; to erect one brand sign on post standard near the intersection of the two streets and overhanging the lot line 4 ft. advertising the brand of gasoline sold and to provide a segmental block of concrete at the intersection, 1 ft. high and 5 ft. along on each street; and

WHEREAS, the applicant contends that the proposed location does not contravene section 21A of the zoning law; that the nearest school (P.S. 76) is located at the southeast corner of Bronxwood and Adea avenues; that Evander-Childs high school is located on the opposite or west side of Bronxwood avenue about three blocks north of the site; that both schools are outside of the affected area; that although the premises abut a residence use district on the southerly line, there will be no entrance to or exit from the business more than 25 ft. from the intersection; that Esso Standard Oil company have entered into a long term agreement with the owner providing for the installation of the gasoline system, the yard lighting, the illuminated sign and other equipment, and there is some likelihood of also providing a mortgage loan; and

WHEREAS, the applicant further contends that Burke avenue has been laid out on the city maps to a width of 100 ft. and since 1916 has been considered as a main transverse traffic artery running easterly from Bronx River parkway East to Eastchester road and thereafter further easterly to the extreme east Bronx after the break for the railroad; that as an auto traffic artery it crosses White Plains road, Boston Post road and Gun Hill road; that conforming store uses are ample to provide the neighborhood needs at the present time; that Bronxwood avenue is also laid out to a width of 100 ft., and while a major portion of the street is zoned residence use, it is also a main traffic artery running northerly from Boston road; that at the present time there are only two stations along Burke avenue between Bronx River parkway East and Eastchester road, a distance of several miles, and one station on Bronxwood avenue between Boston road and north of Gun Hill road; that the stations are located at the southwest corner of Boston road and Burke avenue, the northwest corner of White Plains road and Burke avenue and the southwest corner of Boston road and Bronxwood avenue; that all three locations retail Texaco products; that the property involved has a heavy assessment of \$22,000 and at the present time there is no need for stores wherein property has a frontage of 125 ft. on Burke avenue; and

WHEREAS, the applicant states that the present owner has held title to the property since December 16, 1952 for lot 25 and since January 16, 1953 for lot 29, and that the assessed valuation of land is \$22,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there are an ample number of gasoline stations within a reasonable distance; that no additional station is required and that the premises can readily be developed with a conforming use; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivisions f, h and i, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 1320-53, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

73-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Rossbach Realty Corp., owner.

SUBJECT—Application February 2, 1954 (decision of the borough superintendent), under sections 21 and 19A of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of stores, using more than the area permitted and without the required loading berth.

PREMISES AFFECTED—2003-2009 Avenue U, north side, 25 ft. east of Ocean avenue, Block 7325, Lot 46, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 29, 1954 after due notice by publication in the Bulletin; laid over to July 20, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Avenue U are in a business use, D area, class 1 height district; Ocean avenue is in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 8, 1954 acting on N.B. Applic. 1426-53, reads:

"3. The area of the proposed structure will occupy a greater percentage of the area of the lot than permitted by the Zoning Resolution, Art. IV, Sect. 14.

4. The aggregate gross floor area, first floor plus cellar floor, exceeds 8,000 sq. ft. Therefore at least one loading berth is required by the Zoning Res. Art. IV, Sect. 19-A."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 ft. frontage by 89 ft. 7¼ in. in depth, on which is located a one-story diner, for which certificate of occupancy No. 108901-40 has been issued; that it is proposed to demolish the existing diner and erect new modern stores, one story in height, of class 3 construction, having a frontage of 60 ft. on Avenue U and a depth of 73 ft.; that the proposed stores are a permissible use in the business zone; that the building will occupy an area of 4,384 sq. ft. and as the permissible coverage is 2,956 sq. ft. the proposal is 1,428 sq. ft. in excess; and

WHEREAS, the applicant contends that the lot immediately adjoining to the west is developed with a building occupying 100% of the area of the lot and erected clear to the rear lot line; that the site in question will be developed and provide a 16 ft. 7½ in. rear yard, which is a better condition than now exists adjoining; that lot 38, at the easterly end of the block, is developed with a building and store occupying practically the entire lot; that the site is high in assessed value and stores at least 73 ft. in depth are required for present day merchandising; that the stores will have an area of 4,384 sq. ft. and therefore do not require a loading berth, as the 8,000 sq. ft. area that would make a loading berth necessary, would only be necessary if the cellar area would be added to the first floor area; that the cellar itself will only be used for storage and not for sales; that the cellar storage does not create a need for receiving merchandise as the stores do; that in any event the combined area of the first floor and cellar is only 8,768 sq. ft. and exceeds the allowable by only 768 sq. ft.; that if the walls of the building, the toilets and stairs be deducted from 8,768, the net usable area would be less than 8,000 sq. ft., and as above outlined only the store with an area of 4,384 sq. ft. with its merchandising requirements create a need for the receiving of materials, the cellar is only used to store some of the materials that the store requires and the cellar in itself does not create the need for merchandise; and

WHEREAS, the applicant states that the present owner has

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held title to the property since July 9, 1941; that the assessed valuation of land is \$31,000 and of the buildings \$3,000, making a total of \$34,000; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board, and has noted the fact that the lot is of short depth and there appears to be an ample rear yard about 16 ft. 7 in. to the left and woven wire fences are to be erected along the rear lot lines; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19, Subdivision A, of the zoning resolution, as to use, and that the applicant has substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21, as to extension of area, to permit the excess area as proposed and as indicated on plans filed with this application marked "Received February 2, 1954," 5 sheets, *on condition* that the rear yard for the depth, as shown, shall be maintained in neat condition at all times; that on the side and rear lines where not occupied by the proposed building there shall be erected a woven wire fence not less than 5 ft. 6 in. in height; that the building shall not be increased in height beyond what is proposed and in all other respects shall comply with all laws, rules and regulations applicable to the building and occupancy; that the sidewalk in front of the premises shall be constructed or restored to the satisfaction of the borough president; and granted as to Section 19A, to omit unloading area in view of the relatively small size of the building; that all uses now on the premises shall be removed; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

109-54-BZ

APPLICANT—Leonard F. Rothkrug and Anthony J. Daidone for Bakery Products Realty Corp., owner.

SUBJECT—Application February 16, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of existing structure from private garage to motor vehicle repair shop for owner's motor vehicles, and to permit the erection and maintenance of a gasoline service station, for use of owner only, and to permit the parking and storage of employees' and owner's motor vehicles on unbuilt upon portion of plot, no fee to be charged.

PREMISES AFFECTED—1173-1181 Madison street, north side, 250 ft. east of Central avenue, Block 3360, Lots 46, 47 and 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Fannie Bianco, H. Pallisis, Edna Henkel, Vincenzo Ganyr, Maria Voit, Margaret L. Causi, Frank Sutura, G. Moralusio, Antonio Gisone, Peter Armato, Carlos Fernandez, V. Travaglia and John M. McGillicuddy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 7, 1954 after due notice by publication in the Bulletin; laid over to July 20, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1

height district; Madison street is in residence and business use, C area, class 1 height districts; Central avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 9, 1954 acting on Alt. Applic. 3326-53, reads:

"1. Proposed change of use of existing bldg. to a motor vehicle repair shop, hand tools only, the balance of lot which is vacant, to be occupied for the parking & storage of motor vehicles & the installation of tanks & pumps, these uses to be solely & exclusively in connection with bakery at 1153/81 Madison St. & 172-74 Woodbine St., & as the above premises are located in a residential district, Art. 2, Sect. 3 of the zoning resolution will be violated."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 100 ft. in depth, on which is located a building 25 ft. 8 in. front by 40 ft. depth, one story, 10 ft. 6 in. height, of class 3 construction, erected in 1921 under permit No. 3528, as a private garage and used and occupied without a certificate of occupancy for over 10 years by the owners as a garage and for emergency motor vehicle repairs; that the unbuilt upon portion of the premises has been used for the parking of more than 5 cars and trucks; likewise without a certificate of occupancy; that it is proposed to legalize the above uses and maintain the existing building and to use the premises for the parking and storage of motor vehicles, gasoline tanks and pump and motor vehicle repair shop, with hand tools only; that all of these uses will be solely and exclusively in conjunction with Koster's bakery, owned by the owners of the subject premises, at 1153-1181 Madison street and 172-74 Woodbine street; and

WHEREAS, the applicant contends that the owners operate the Koster's bakery at lots 7, 10, 52 and 55, a wholesale bakery, considered by the Board under Cal. No. 185-31-BZ, and the proposed premises is to be used solely and exclusively in connection therewith; that the unbuilt upon portion of the subject premises is to be used for the trucks and employees' cars of the bakery; that no charge will be made for such parking and no signs or other advertising whatsoever will be displayed; that the neighborhood is fully developed for the most part, with three story fully attached dwellings; that there are no parking lots or vacant land which can be improved by a parking lot within the affected area and only one parking lot and less than 10 one-car private garages within the entire neighborhood; that it is proposed to use the existing one story garage for emergency repairs to the bakery trucks; that all repairs will be made with hand tools only and no fender or heavy body repairs, and to install two 550 gallon gasoline storage tanks and an existing approved type gasoline dispenser; that the two tanks which are presently located on lot 7, at 1161 Madison street, and which were approved by the Board under Cal. No. 185-31-BZ, will be relocated to the subject premises; that the relocation of the tanks and pump will prevent the jamming of traffic when filling the tanks of trucks at the place of loading and unloading; that the gasoline dispenser will be used solely and exclusively for the bakery trucks; that it is also proposed to maintain the two existing curb cuts on Madison street; that no gasoline will be stored in the garage or on the premises, except in the tanks of the cars and trucks and in the two 550-gallon tanks; that the subject premises adjoin a fire department station house, located at lot 49 and in emergency the subject premises have been used for fire department and firemen's vehicles; that it is important to have off-street parking of trucks and bakery employees' cars, to keep the streets clear so that the fire trucks can best maneuver; and

WHEREAS, the applicant states that the owner has held title to the property since August 12, 1949 for lot 48 and since September 16, 1953 to lots 46 and 47, and further states that the assessed valuation of land is \$9,000 and for the building \$1,700 (erected in 1921), for a total of \$10,700; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board, and the Committee has found the premises are now being occupied as proposed

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and believes the use should be permitted to keep the bakery trucks off the street; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7, Subdivision e, for a term of five (5) years, to permit the premises to be occupied substantially as shown and as indicated on plans filed with this application marked "Received February 16, 1954," 5 sheets, and to permit the use within the building on the premises of minor repairs to trucks owned or used by the Koster Bakery, located on Madison street, to the south; that the parking lot shall be leveled substantially to the grade of Madison street and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on the interior lot lines and the street building line a woven wire fence of the chain link type not less than 5 ft. 6 in. in height on a masonry base and with no openings therein except one where shown toward the westerly portion of the plot for entrance and egress; that such entrance shall not exceed 12 ft. in width; that a curb cut of similar width to Madison street shall be permitted; that such openings shall be fitted with gates which shall normally be closed when the bakery is not in operation and shall be closed on Sundays and Holidays; that opposite the proposed building for repairing there may be maintained a curb cut not over 10 ft. in width; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that during the term of this variance the premises shall be occupied for no other use and by no other concern except the Koster bakery; that inside of the fence there shall be maintained a hedge for screening, properly protected with concrete curbing, as shown; that one gas pump and two 550-gallon tanks at the rear of the repair building may be maintained solely for servicing the cars and trucks permitted on the premises; that the sidewalk and curbing in front of the premises shall be restored or repaired to the satisfaction of the Borough President; that there shall be no signs on the premises except there may be a sign attached to the fence not extending beyond the building line and not illuminated, advertising only the private use of these premises; that such sign shall not exceed 15 sq. ft. in area; that all permits shall be obtained, including a certificate of occupancy and all work completed within six (6) months from the date of this resolution.

126-54-BZ

APPLICANT—M. Martin Elkind, for Pasqual Falcone, owner.

SUBJECT—Application February 24, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the extension to existing dwelling without the required setback from street line and without the required side yard and to alter building for occupancy of two families.

PREMISES AFFECTED—102-02 217th place and 217-30 102nd avenue, southwest corner, Block 11094, Lot 19, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 29, 1954 after due notice by publication in the Bulletin; laid over to July 20, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 217th place and 102nd avenue are in a residence use, E-1 area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 15, 1954 acting on Alt. Applic. 201-54, reads:

"1. Side yards and front setback must comply with the requirements of Article IV, Sec. 15-A-b & c as to front setback and side yards. Premises is located in an E-1 district and is being altered to a two family dwelling."

and

WHEREAS, the applicant states that the premises consist of a plot, 28 ft. frontage by 98 ft. in depth, on which is located a building 20 ft. front by 40 ft. 5 in. in depth, two stories, 25 ft. in height, of class 4 construction, used as one family dwelling and accessory garage; that it is proposed to extend the building 16 ft. by 20 ft. on the 1st and 2nd floors and to alter the building for occupancy of two families; and

WHEREAS, the applicant contends that although the proposed construction and occupancy is contrary to the provisions of an E-1 district (changed from D-1 area to E-1 area, 1/2 height district) as to street setback requirements and width of side yard, strict compliance with the letter of the law in this case would be unnecessarily harsh; that the proposed rear extension would set back from the building line no less than the existing building, which is now 4 ft. 9 in. from the building line; that to require the legal setback of 15 ft. to be observed for the new work would serve no useful purpose since the character and setback pattern for this property is already established by the existing building; that the application of the requirements of an E-1 district could not have been intended to apply to an established corner lot of 28 ft. width since the provisions of such a district would preclude any normal construction on this size lot; that since the occupancy as proposed is for two families, the proposed construction would violate the side yard requirements as to width; that both the present building and proposed construction are of nominal width and due to the fact that the lot is narrow, the required side yards cannot be practically provided, and it is submitted that strict application of the letter of the law in this case should not be imposed; that the character of the surrounding area or the interest of any adjoining property owner would not be adversely affected by the occupancy and construction proposed; that the proposed occupancy and setback conditions would not create a unique condition in this vicinity as the affected area is almost entirely built up and the character of the vicinity permanently established; and

WHEREAS, the applicant states that the present owner has held title to the property since August 3, 1948; that the assessed valuation of the land is \$1,000 and of the buildings \$4,100, making a total of \$5,100; that the building was erected June 12, 1930; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the applicant failed to substantiate a basis for warrant discretion to grant under Section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 201-54, Objection 1, be and it hereby is affirmed and that the application be and it hereby is denied.

135-54-BZ

APPLICANT—Burke, Green and Groh, for William H. Tator, owner.

SUBJECT—Application February 17, 1954 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the change in occupancy from dwelling to funeral parlor and dwelling, with parking space for visitor's cars on unbuilt portion of lot (no fee to be charged).

PREMISES AFFECTED—143-35 Farmers boulevard,

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northeast corner of 144th avenue, Block 13074, Lot 1, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant : Robert T. Groh.

For Opposition: Isaac Weinberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 7, 1954, after due notice by publication in the Bulletin; laid over to July 20, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Farmers boulevard and 144 avenue are in a residence use, E-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated January 29, 1954 acting on Alt. Applic. 2840-53, reads:

"1. Proposed change of occupancy from dwelling to funeral parlor with parking space for visitors' cars in a residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 128.46 ft. frontage by 154.65 ft. in depth, on which is located a one family frame residence, 28 ft. front by 35.3 ft. in depth, 3 stories, 27 ft. in height, of class 4 construction; that it is proposed to use the 1st floor only for funeral parlor purposes; that this 1st floor will have two required exits plus an additional exit to a porch at the side of the building; that it is also proposed to fire retard the entire cellar ceiling and enclose the cellar stairs; that it is further proposed to install additional columns to reinforce the floor girders so as to provide a 100 lb. live load for the 1st floor; that the 2nd floor will be used as an apartment for the owner and operator of the funeral parlor; that the attic will remain unfinished and unoccupied; that the building is readily accessible on all sides for egress and for fire fighting purposes; and

WHEREAS, the applicant further states that as of July 25, 1916 the property was zoned as a class 1 height district, a D area district and the use was undetermined; that on December 2, 1932 the portion of the property within 100 ft. of Farmers boulevard was placed in a business district, and on June 25, 1937 the remaining portion of the property was placed in a residence district; that on November 28, 1938 the portion of the property within 100 ft. of Farmers boulevard was also placed in a residence district and on the same date, the property was zoned as an E area district; that the present height and area designations became effective on June 30, 1952, and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that the site is located on Farmers boulevard which has become a heavily trafficked boulevard; that it is also near a Catholic church which is located two blocks to the south; that the area is lacking a good funeral parlor and the Catholic church in the vicinity has given its support to this application; and

WHEREAS, the applicant states that the present owner has held title to the property since February 5, 1954; that the assessed valuation of the land is \$5,600 and of the buildings \$5,400, making a total of \$11,000; that the building was erected 1918; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the appli-

cation be and it hereby is *granted* under Section 7, Subdivision e, for a term of ten (10) years, to permit the use of the existing frame dwelling as a funeral parlor and undertaker's establishment, as proposed and as indicated on plans filed with this application marked "Received February 17, 1954," 7 sheets, and "June 10, 1954", 4 sheets, *on condition* that the building shall not be increased in height or area and shall be occupied only for the use as proposed in the cellar and on the 1st floor in connection with the undertaker's establishment and funeral parlor and above the 1st floor only as an apartment for the operator; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the exits as shown from the cellar and 1st floor shall be maintained; and to permit under Section 7, Subdivision h, for a similar term, the use of a portion of the premises, including the one story existing garage for the parking of cars of patrons and employees, with no fee to be charged, and permitting a curb cut from Farmers boulevard to such area, not over 10 ft. in width; that proper fences shall be maintained on all lot lines and the street building line with gates; that signs shall be restricted to a permanent sign attached to the building and not exceeding 5 sq. ft. in area, and not illuminated; that all permits shall be obtained, including a certificate of occupancy and all work completed within six (6) months from the date of this resolution.

136-54-A

APPLICANT—Burke, Green and Groh, for William H. Tator, owner.

SUBJECT—Application February 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—143-35 Farmers boulevard, northeast corner of 144th avenue, Block 13074, Lot 1, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated January 29, 1954, acting on Alt. Applic. 2840-1953, reads:

"2. Proposed use of 1st floor as a funeral parlor in a frame building is contrary to Sec. 4.1.3 of the building code."

and

WHEREAS, the applicant states that the building is 3 stories, 27 ft. in height; 28 ft. by 35.3 ft. in area, of class 4 construction; erected 1918; located on a lot 128.46 ft. by 154.65 ft. in area; in a residence use, E-1 area, class ½ height district, and used and occupied since 1918 as a one family dwelling and proposed to be used and occupied as follows: cellar, storage, 1st floor, funeral parlor; 2nd floor, dwelling, one family; 3rd floor, unfinished; that the building is provided with one 4 ft. 6 in. wide interior frame stairs, frame enclosed, equipped with wood doors which are not self-closing; stair hall leads to street but not to roof; and

WHEREAS, the applicant states that it is proposed to convert this building to a funeral home using only the 1st floor for funeral parlor purposes; that the 2nd floor will be used for the caretaker's residence; the attic will remain vacant; and

WHEREAS, the applicant contends that the cellar will be used for storage of chairs, etc., incidental to the funeral parlor business; that the entire cellar ceiling will be fire retarded with rock lath and two coats of gypsum plaster; that a new lally column will be installed to reinforce the floor girders so as to provide a 100 lb. live load for the 1st floor; that the cellar stairs will be enclosed with a cinder block enclosure; that the

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1st floor will consist of two reposing rooms, a lounge and rest rooms for men and women; that there will be fire retarded doors at the front and rear and a fire retarded door leading to the 2nd floor; that to provide an additional fire protection an incombustible acoustical mineral tile will be applied to the entire 1st floor ceiling; that there will be no embalming on the premises; that the 2nd floor will be used merely as living quarters for the caretaker and his family; that the dwelling is so located that it will be separated from any other building in the vicinity; that since it is on a corner lot it will be easily accessible for fire fighting purposes; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 2840-53, Obj. 2, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the requirements of the resolution adopted this day under Cal. No. 135-54-BZ shall be complied with and the fire protective construction and floor strengthening shall be installed as proposed.

168-54-BZ

APPLICANT—Harry A. Yarish, for A.A.B. Holding Corp., owner.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from stores and motion picture theatre to stores and public market.

PREMISES AFFECTED—799-805 Washington avenue, and 411 Lincoln place, southeast corner (Block 1180, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Yarish.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors..... 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 7, 1954 after due notice by publication in the Bulletin; laid over to July 20, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; Washington avenue and Lincoln place are in residence and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 9, 1954 acting on Alt. Applic. 5356-53, reads:

"2. Proposed change of occupancy to market and stores in a Residence' use zone is contrary to Article II, P. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 91 ft. 3 in. frontage by 120 ft. in depth, irregular, on which is located a building, one story and mezzanine in height, 91 ft. 3 in. wide and 120 ft. deep and 23 ft. in height and consists of stores and moving picture theatre; that the building was erected as a theatre in 1914 under permit No. 2151-14; that in 1924 it was altered for use as public market, stores and offices under Cal. No. 816-24-BZ and permit No. 4475-25 for which certificate of occupancy No. 6615 was issued; that in 1935 it was again altered for the use of theatre and stores under the same calendar number and permit 3838-36 for which certificate of occupancy No. 80875 was issued; that it is proposed to convert the subject building for the use of public market and stores; and

WHEREAS, the applicant contends that this theatre has been

vacant for two years, thereby creating a heavy deficit for the owners; and

WHEREAS, the applicant states that the present owner has held title to the property since April 10, 1945; that the assessed valuation of land is \$27,000 and of the buildings \$67,800, making a total of \$95,000; that the building was erected 1916; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Committee recommends that the application should be granted on condition.

Resolved, that the Board of Standards and Appeals does hereby affirm the resolution adopted by the Board on October 3 1924, under Cal. 816-24-BZ, and to permit under Section 7a the existing portion of the building occupied as a theatre to be occupied as a store, substantially as proposed and as indicated on plans filed with this application marked "Received March 10, 1954," 7 sheets, and "April 23, 1954," 1 sheet, on condition that the building in all other respects shall comply with all laws, rules and regulations applicable thereto and the resolution above cited under which a portion of the work may have been done; that such fire fighting equipment shall be maintained as the fire commissioner shall direct; that all portions of the proposed store shall be separated by fireproof partitions from the balance of the building occupied by small stores and for cellar storage; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

169-54-A

APPLICANT—Harry A. Yarish, for A. A. B. Holding Corp., owner.

SUBJECT—Application March 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—799-805 Washington avenue and 411 Lincoln place, southeast corner (Block 1180, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn in view of action taken by the Board this day under Cal. No. 618-54-BZ.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the applicant requested withdrawal of Cal. 169-54-A in view of the action taken by the Board this day under Cal. No. 168-54-BZ, and states that the marquee formerly used in conjunction with the theatre and having no legal application to the proposed new store use will be entirely removed.

Resolved, that this appeal be and it hereby is withdrawn.

399-54-BZ

APPLICANT—Andrew DiCamillo, for Anthony Maggi, owner.

SUBJECT—Application May 14, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a one family dwelling and two car accessory garage, using more than the area permitted.

PREMISES AFFECTED—222 84th street, south side, 160 ft. east of Ridge boulevard, Block 6024, Lot 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: Sanford C. Nussenfeld.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

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Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 20, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Ridge boulevard are in a residence use, E area, class 1¼ height district; 84th street is in residence and business use, E area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 4, 1954 acting on N.B. Applic. 401-53, reads:

"1. Proposed bldg. exceeds area for an 'E' district and violates Art. 4 Sect. 15c of the zoning resolution as amended March 25, 1954."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a one family dwelling and two-car accessory garage, 21 ft. front by 56 ft. in depth, irregular, one story and basement, 15 ft. 4 in. in height, of class 4 construction; and

WHEREAS, the applicant further states that N.B. Applic. 401-53 was approved by the department of housing and buildings on March 4, 1954; that on March 25, 1954, through a change in the zoning resolution, the land coverage for the subject site was reduced from 50% to 35%; that this resulted in the application being revoked on April 30, 1954 because the proposed building exceeded the allowable coverage and because construction had not started prior to March 25, 1954; that an amendment was filed with the department of housing and buildings to set aside the revoked application, which was denied, and a variance of this denial is requested; and

WHEREAS, the applicant contends that the subject site is vacant; that the site fronts 40 ft. on 84th street and is 100 ft. in depth, located in a residence zone and E area; that the area of lot equals 4000 sq. ft., area of building, 1,526 sq. ft., area of raised terrace, 281 sq. ft.; that the total area of building and raised terrace is 1,807 sq. ft.; that all figures are taken above natural terrace; that the allowable coverage equals 1,400 sq. ft., and the excessive coverage equals 407 sq. ft.; that this project was prepared in good faith and the owner has undergone considerable expense in designing the home desired; that the reduced coverage voids all the expense, time and the home desired and the plot is now too small for anticipated result; that the contract for the construction of said home was awarded on April 7, 1954; that unknown to owner and contractor, the change in the zoning resolution had taken place on March 25, 1954 and the contractor was therefore unable to obtain a permit to build; that in order to expedite this project, the owner tried to purchase additional land, but was unsuccessful; and

WHEREAS, the applicant states that the owner has held title to the property since December 12, 1952 and that the assessed valuation of land is \$5,000; and

WHEREAS, the following is a copy of letter dated April 30, 1954 received by the owner from the department of housing and buildings:

"You are hereby advised that I have this day revoked approved application New Building 401/53 under authority of Section 22-B of the Zoning Resolution.

These premises are located in an 'E' area district. The Zoning Resolution as amended on March 25, 1954 limits the area coverage in this district to 35 per cent of the area of the lot. The proposed new building is in excess of the permitted coverage and is therefore contrary to Art. IV, Sec. 15 of the Zoning Resolution.

An inspection of the premises on April 26, 1954 reveals that no work has been lawfully started."

and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to excess area, as proposed and as indicated on plans filed with this application, marked "Received May 14, 1954" (4 sheets) and "June 11, 1954" (1 sheet), *on condition* that the building shall not be increased in height or area beyond what is proposed and shown on such plans, and in all other respects shall comply with all laws, rules and regulations applicable to the building and occupancy, and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

Adjourned: 3:00 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, JULY 20, 1954, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

626-52-SM

APPLICANT—Limestone Products Corp., for Larsen Products Corp., owner.

SUBJECT—Application August 4, 1952—Plaster-Weld (bonding agent), approval of.

APPEARANCES—

For Applicant: Joseph Platzker and Frank Loftus.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 626-52-SM.

Subject: Plaster-Weld (bonding agent) approval of.

Limestone Products Corporation for Larsen Products Corporation, Maryland, filed August 4, 1952 an application with the Board of Standards and Appeals for approval of the material known as Plaster-Weld (bonding agent), under the provisions of C26-191.0 and C26-464.0 Administrative Building Code.

Purpose

The material is a bonding agent to be used to bond plaster to concrete.

Description

Plaster-Weld is a liquid having a viscosity about equal to paint. Basically, this material is a resinous water emulsion combined with plasticizers. The Board has decided that the formulation is of a proprietary nature and has, therefore, placed the formula in a sealed envelope which has been placed in the Board's safe so that the constituent parts of the formula will not be disclosed but can be checked at any time, if necessary.

Inspection and Test

Samples of the material, Plaster-Weld, were identified and tests were conducted at Manhattan College in the presence of Asst. Engr. J. A. Darts Committee on Test and F. Loftus, J. Platzker, W. L. Pringle and others representing the applicant.

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The following tests were conducted:

Tension, Shear, vibration, acidity and toxicity.

The tensile tests were made on three different groups of standard briquettes.

The first group consisted of three briquettes each of (1) neat cement; (2) Ottawa Sand Mortar; (3) Cowlay Sand Mortar; (4) Brown Coat; (5) Finish plaster; (6) Acoustical plaster and (7) Perlite plaster. Samples were tested and the halves saved.

The second group was made up by cementing together the halves of the first group, after testing, with Plaster-Weld.

The third group was made up of taking half briquettes of neat cement, placing them in the briquette molds; coating the exposed cross section with Plasterweld and then moulding the other half of brown coat, finish plaster, acoustical plaster and perlite plaster.

Results were as follows:

Group I

Neat Cement	445 p.s.i.
1:3 Ottawa Sand	343 p.s.i.
1:3 Cowbay Sand	408 p.s.i.
1:3 Brown Coat	62 p.s.i.
Acoustical Plaster	75 p.s.i.
1:3 Perlite	168 p.s.i.
Finish Plaster	253 p.s.i.

Group II

442 p.s.i. Fail in Cement
368 p.s.i. Fail in Mortar
383 p.s.i. Fail in Mortar
93 p.s.i. Fail in Plaster
68 p.s.i. Fail in Plaster
167 p.s.i. Fail in Plaster
427 p.s.i. Fail in Plaster

Group III

138 p.s.i. Plaster
68 p.s.i. Plaster
167 p.s.i. Plaster
120 p.s.i. Plaster

Shear:—Two of the samples tested in direct shear at an average of 356 lbs./sq. in. and three samples failed in tension at an average of 82 lbs. per sq. in.

Vibration:—At the end of 234,100 vibrations there was no sign of failure in the plaster or the bond.

Acidity:—At the end of twenty-five days there was no failure in the plaster or in the Plaster-Weld but the plaster finish was badly stained due to acid action.

Toxicity:—The toxic effect of the products of combustion was not more dangerous than the products of combustion of other materials used in construction.

The complete report of Manhattan College is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Plaster-Weld for voluntary use in New York City as a bonding agent to bond plaster to concrete or to cement mortar; the Committee further recommends that this material may be used as an adhesive to bond a finish coat directly over concrete, provided a three coat plaster is not required, for example, a line putty finish coat on concrete columns.

It is further recommended that, in no way shall this material be construed to be the equivalent, nor shall it be used in lieu of a coat of plaster and further that each container in which this material is marketed shall be marked, labeled or stamped, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 626-52-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

817-52-SA

APPLICANT—Burdett Manufacturing Co., owner-manufacturer.

SUBJECT—Application October 14, 1952—Burdett Radiant Heat Combustion Systems, approval of.

APPEARANCES—

For Applicant: Joseph Lind and C. E. Fitzgerald.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 817-52-SA

Subject: Burdett Radiant Heat Combustion Systems, Approval of.

Burdett Manufacturing Co., owner-manufacturer filed October 14, 1952 an application with the Board of Standards and Appeals for approval of the Burdett Radiant Heat Combustion Systems under the provision of C26, Art. 12 and the Rules for spraying and drying of paints of the Board of Standards and Appeals.

Purpose

A radiant heat (infra red process) for drying of paints and baking of synthetic finishes on metal and for baking of cookies, etc.

Description

The Burdett burner system consists of refractory cup burners enclosed and supported by a stainless steel housing. While the burner refractory cup is changed slightly to receive the stainless steel housing, the burner spud is basically the same. The stainless steel housing also serves as a support and positioner for the new $\frac{3}{4}$ inch inside diameter ceramic ignition tubes between the burners. The burner spacing on the manifold varies in accordance with the particular installation and will generally run between 8 and 25 inches, and in any event will not exceed 30 inches. The ignition tube and burner housing assembly is designed so the replacement of the burner refractory and/or ignition tubes is possible without disturbing the remaining burners or manifold. The new ceramic ignition tubes which run between each burner receive a charge of premixed gas-air directly from the burners themselves and are entirely independent of the manifold. The ceramic tube with its large diameter throughout provides no small orifices. On depressing the start push button and opening the safety shut-off valves, premixed gas-air enters the manifold displacing the air and upon leaving the burner fills the ceramic ignition tubes from either end. To assure complete air displacement in the manifold and burner system before the spark pilot is ignited, a 10 second ignition time delay relay is incorporated in the circuit. The Burdett manifold piping is designed and sized in accord with the number of burners to be used. The design provides a minimum drop in mixture pressure throughout and maintains a minimum mixture pressure at all points of at least $\frac{1}{2}$ inch water column. Not more than 50 Burdett burner heads should be supervised by a flame rod (approved flame failure combustion safeguard). The ceramic ignition tubes intended to propagate flame from one burner to the next throughout a bank, the gas electric pilot burner, the Burdett burner heads and the combustion safeguard flame rod, should be so arranged—by melting propagation tube devices between burners where necessary—that flame must propagate along a single path lighting in succession all heads before reaching the last head which is the only one the flame rod actually supervises. These burner heads, both in cup type and line type, are made of alloy steel and refractory materials. Gas is air mixed in proportional type mixers, using a blower for a primary

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air source—and requiring no secondary air. All safety devices are of standard manufacturing brands and meet all current requirements of either Factory Mutual Insurance Associations or Associated Factory Mutual Fire Insurance Companies and are arranged to meet J. I. C. standards when required.

The Burdett Radiant Heat Combustion Systems are normally applied in a wide variety of industrial processing operations, such as:

1. Baking of synthetic finishes on metals.
2. Water dry off after washing operation on metals.
3. Burning off oils on metal parts prior to painting.
4. For baking of cookies, crackers, etc., in continuous Band Type and reel type baking ovens.
5. For Dehydration of moisture from solid matter.

Inspection and Test

This device was inspected and tested at the Gray Company and at Art Steel Co., East 170th Street, The Bronx, and found to operate as designed. Present at the tests were Chief Engineer Leslie V. Huber of the Committee on Test and Joseph Lind, representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Burdett Radiant Heat Combustion Systems for use in New York City when installed and operated in accordance with this report and the provisions of C26-Art. 12, Administrative Building Code. It is further recommended that when the system is used in conjunction with paint drying or baking, all installations shall comply with the Paint Spraying Rules of the Board.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

578-53-SM

APPLICANT—The Richmond Fireproof Door Co., and/or the Peelle Co., owners-manufacturers.

SUBJECT—Application July 15, 1953—Richmond Flush Hollow Metal Door, Model FD, approval of.

APPEARANCES—

For Applicant: W. D. Sneathen.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 578-53-SM

Subject: Richmond Flush Hollow Metal Door, Model FD, approval of.

The Richmond Fireproof Door Co. of Richmond, Indiana, filed July 15, 1953 an application with the Board of Standards and Appeals for approval of the Richmond Model FD Flush

Hollow Metal Door and/or the Peelle Co., Model FD Flush Hollow Metal Door under the provisions of C26-610, C26-660 and C26-665 Administrative Building Code and the applicable sections of the Multiple Dwelling Law.

Purpose

An opening protective assembly for a $\frac{3}{4}$ hour, 1 hour and $1\frac{1}{2}$ hour fire rating. Doors are $1\frac{3}{4}$ " thick, one door insulated with rock wool and the other with air cell asbestos.

Description

The test assembly was designed for the protection of an opening in an 8 inch brick wall, 8 ft. in width and 8 ft. in height. These are a pair of swinging hollow metal doors of flush design hung on full mortise hinges equipped with a single point lock in the active door of the pair and throw bolts in the inactive door, installed in a 14 gauge steel frame mounted in an 8 inch brick wall. The frame was designed for an 8 inch brick wall provided with adjustable non-removable anchors located adjacent to each hinge. Each door section was provided with 4 full mortise hinges secured to reinforcements on the door stile and frame. They were 4 inches high on the active door and $4\frac{1}{2}$ in. high on the inactive door. The active door was provided with a single point latch having a latch bar extending $\frac{3}{4}$ in. beyond the face of the lock case. The inactive door was provided with a strick plate for the single point lock and flush top and bottom bolts.

Inspection and Test

Tests were conducted in accordance with the requirements of the standard specifications for Fire Tests of Door Assemblies. Clearances averaged about $\frac{5}{64}$ inch along top of doors, about $\frac{1}{8}$ inch along hinge edges, $\frac{5}{32}$ inch along to meeting edges and about $\frac{7}{32}$ inch at the sill. These clearances were taken on the exposed face. After the panel on which the door was mounted was drawn into position the fire was started in the furnace exposing one face of the door to the gas flames controlled in accordance with the Standard Time Temperature Curve. This exposure to fire was continued for $1\frac{1}{2}$ hour after which time the panel was withdrawn from the furnace and the exposed face was immediately subjected to the impact and cooling action of a 30 lb. water stream applied for 60 seconds in accordance with the Standard. The furnace chamber temperatures were indicated by 11 thermocouples symmetrically located.

Temperatures on the unexposed surface of the doors were indicated by three thermocouples on the unexposed face of each door as shown. Each thermocouple was covered by a 6 by 6 in. dry asbestos pad, in accordance with the Standard. In addition to the above, a bare thermocouple was placed adjacent to the meeting edges of the doors, about 12 in. from the unexposed face and about 60 in. up from the sill.

Deflections of the doors were determined by measurements at about the center point on a horizontal line across the center of the doors. The fire was luminous and was distributed after the first 5 minutes of test. The paint ignited during the first five minutes of the fire exposure. The faces began to buckle at about one minute and continued to distort until about 10 minutes and no marked change was noted during the remaining fire exposure period. The doors bulged uniformly toward the fire during the test. The heat transmission from the fire to the unprotected area is shown on the unexposed face temperature chart. The area was 707°F under the asbestos pads on the inactive door and 657°F on the active door. With the temperature 70°F in the room the heat transmission was well within the requirements of section C26-610.0.c Administrative Building Code.

A complete report of the test by the Underwriters Laboratories, Inc. is a part of the record in the application.

Recommendation

On the basis of the foregoing data wherein the tests met the requirements of C26-610.2 the Committee on Test recommends the approval of the $1\frac{1}{2}$ hour Richmond Flush Hollow Metal Fireproof Door Model FD as made by the Richmond Fireproof Door Co. and/or the Peelle Company, when constructed in accordance with the details as set forth herein as having met the fire resistive requirements for a rating of one

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and one half hours for uses as follows: Under C26-661.0 as opening protection assembly for use in fire partitions wherein a 1½ hour fire resistive rating is required under C26-662 wherein a ¾ hour fire resistive rating is required, under C26-663 for the protection of openings in interior shafts which require a fire resistive rating of 1½ hours under 664 for the protection of openings in partitions for a fire resistive rating of 1½ hours. Under C26-665 as a protection assembly having a fire resistive rating of ¾ hours and under section 101 of Multiple Dwelling Law which provides for a fire resistive rating of one hour. The foregoing recommendation includes the increase in permissible sizes as provided in C26-610. It is further recommended that all openings protection assemblies manufactured under this approval shall in addition comply with all the detail requirements contained herein and shall be marked and inspected as provided for in the Opening Protection Assembly Rules of the Board of Standards and Appeals.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

580-53-SM

APPLICANT—Samuel Cohen, for Superior Fireproof Door and Sash Co., owner.

SUBJECT—Application July 24, 1953—Superior Flush Hollow Metal Insulated Fireproof Door (1¼ in. thick), ¾, 1 and 1½ hr. rating, approval of.

APPEARANCES—

For Applicant: Samuel Cohen.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 580-53-SM

Subject: Superior Flush Hollow Metal Insulated Fire Proof Door (1¼ inches thick) ¾, 1 and 1½ hour rating, approval of.

The Superior Fireproof Door and Sash Co. of Scranton, Pa., filed July 24, 1953 an application with the Board of Standards and Appeals for approval of the Superior Flush Hollow Metal Insulated Fireproof Door under the provisions of C26-610.0, C26-660, 661, 662, 663, 664 and 665 Administrative Code.

Purpose

A flush hollow metal insulated fireproof door as an opening protective assembly.

Description

The doors are fabricated of two sheets of #20 gauge steel. One sheet is formed in a pan shape, with an #18 gauge steel angle, spotwelded to each edge on about 6" centers. The flat sheet is then set between the return flanges of the pan formed sheet, resting upon the shelf angles and are welded thereto on about 3" centers, with welds at least ¾" long.

Each door or panel has at least two vertical reinforcements of #22 gauge steel formed in channel shapes. Doors or panels

up to 2'-0" in width have at least 2 vertical reinforcements with an additional channel reinforcement for each 6" in width. Asbestos sheets are inserted between the channel reinforcements for insulation. These channel reinforcements are arc welded together at top and bottom, before top and bottom channels, described below are spotwelded in place.

Top and bottom channels are of #16 gauge steel, spotwelded to sheets. Spaces in door are insulated with strips of air-cell asbestos, or mineral well bats. Vent slots are provided in top and bottom channels to permit the escape of fumes and gases.

In cases where the usual hardware is to be used, the following reinforcements will be made:

Butt reinforcements to be 3/16" thick, spotwelded to door with at least 3 spotwelds. Length of reinforcement to be at least 4" longer than butt.

Lock reinforcements to be at least 12 gauge, spotwelded to sheets. Reinforcing plate of #16 gauge, with clips welded thereto for positioning lock case, to be spotwelded to sheets. When Schlage locks are used, reinforcing case furnished with this particular type lock is to be installed as required.

Inspection and Test

The purpose of this test was to determine the structural stability and the fire resistive performance of a hollow metal door designed for the protection of openings in fire partitions and fireproof partitions in accordance with the several provisions of the Building Code of the City of New York and the Multiple Dwelling Law of the State of New York, when subjected to the one and one-half hour fire and hose stream test for opening protective assemblies prescribed in Section C26-610 (Fire Tests of Opening Protective Assemblies) of the New York City Building Code. In general the test was carried out in accordance with the requirements of Section C26-579-585 inclusive (Fire Tests), of the New York City Building Code, and Specification E 152-41 of the American Society for Testing Materials.

The test sample was a full size door assembly consisting of a flush type hollow metal door 3'-¾" wide, 6'-11½" high and 1¼" thick, hung in a pressed metal combined door frame and buck. The assembly was built into the masonry of the test furnace door and the door itself hung so as to swing towards the fire. It was tested as supplied by the submitter, a copy of whose drawings and specifications is attached to this report. The door was hung with the following clearances: hinge side ⅛", lock side ⅛", top 3/16" and bottom ¼". The minimum clearances specified in the U. S. Department of Commerce Simplified Practice Recommendations and A.S.T.M. Specification E 152-41 are as follows: sides 1/16", top 1/16", bottom 3/16". The door was hung on one pair 4" x 4" L. P. Butts located 10" from the bottom and 10" from the top and was fitted with a Schlage type lock located 3'-2" from the bottom and having a ¾" throw.

The test furnace is a fire brick structure approximately 10'-0" wide, 2'-0" deep and 12'-0" high with a swinging door having a rough opening 54" x 90" in which the test sample was set.

Gas is supplied to the heating burners through a manifold at the back of the furnace with suitable controls for regulating the temperatures in the combustion chamber. A sufficient number of thermocouples is provided for the determination of temperatures both with the furnace and on the unexposed face of the sample. Six ports in the sides of the furnace facilitate observation with the furnace on the exposed face of the test sample. The temperature within the furnace was raised in accordance with the standard time-temperature curve, and readings were taken from the seven 14 gauge chromel-alumel couples with the furnace at intervals of five and ten minutes. The temperatures of the unexposed face of the sample were observed by means of three couples located at the center and quarter points of the face. The area under the "observed" curve is 0.02% less than that under the standard curve.

At the end of the ninety minute fire exposure, the sample was subjected to a standard hose stream delivered at a distance of twenty feet with a nozzle pressure of 30 lbs. per sq. in through a 1½" smooth bore nozzle connected to a street

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hydrant by three 50 foot lengths of 2½" hose, in accordance with the provisions of Section C26-586 (Hose Stream Test) of the Building Code of the City of New York. The pressure at the hydrant was adjusted to 47 lbs. per sq. in. to produce the required pressure of 30 lbs. at the nozzle. The test was started at 10:46 a.m., the weather was clear, atmospheric temperature in the laboratory was 67°F and that of the unexposed face of the sample was 700°F.

Incipient bulging at the sides occurred upon the initial impact of the fire, the sides drawing away from the stops at both sides. The progress of bulging at the sides and top occurred as follows:

- At 3 minutes—Lock side ¾", hinge side ¾", top ¾"
- At 11 minutes—Lock side ⅞", hinge side 1", top ⅞"
- At 31 minutes—Lock side 1", hinge side 1¼", top 1"
- At 44 minutes—Lock side 1⅛", hinge side 1⅜", top 1⅛"
- At 63 minutes—Lock side 1⅝", hinge side 1⅞", top 1"

The gas was turned off at 12:17 P.M. and at 12:21 P.M. the standard hose stream was directed for one minute at the exposed face after the furnace door was opened. The hose stream was without effect upon the construction except to reverse the direction of the bends in the door.

Recommendation

On the basis of the foregoing data wherein the test meets the requirements of C26-610.0 the Committee on Test recommends the approval of the Superior One and One-Half Hour Hollow Metal Fire Door Assembly, when constructed and hung as described herein and as having met the fire resistive requirements for a rating of One and One half hours, for uses as follows: Under C26-661.0 as opening protective assembly for use in fire partitions wherein a 1½ hour fire resistive rating is required under C26-662.0 wherein a ¾ hour fire resistive rating is required, under C26-663.0 for the protection of openings in interior shafts which require a fire resistive rating of 1½ hours under 664.0 for the protection of openings in partitions for a fire resistive rating of 1½ hours. Under C26-665 as a protection assembly having a fire resistive rating of ¾ hour and under Sect. 101 of the Multiple Dwelling Law, which provides for a fire resistive rating of one hour. The foregoing recommendation includes the increase in permissible sizes as provided in C26-610. It is further recommended that all opening protective assemblies manufactured detail requirements contained herein and shall be marked and inspected as provided for in the Opening Protective Assembly Rules of the Board of Standards and Appeals.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

230-54-SA

APPLICANT—Columbia Boiler Co. of Pottstown, owner.
SUBJECT—Application March 30, 1954—Columbia Boiler Co., of Pottstown Gas-Fired Heating Unit, Models GLB, G16, G18 and G19, approval of.

APPEARANCES—

For Applicant: Edward J. Gallagher.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 230-54-SA

Subject: Columbia Boiler Co., Gas Fired Heating Unit Models GLB, G16, G18 and G19, approval of.

The Columbia Boiler Co. of Pottstown, owner-manufacturer filed March 30, 1954 an application with the Board of Standards and Appeals for approval of the Columbia Boiler Co., Gas Fired Heating Unit Models GLB, G16, G18 and G19 under the provisions of Article 12 Administrative Code.

Purpose

Gas fire heating boilers for use with water or steam.

Description

All four models of this heating unit have identical gas burners of the single non clogging port type with stainless steel flame spreader. Pilot assemblies are the White Rodgers type 26Aol diaphragm operated. The G16 and G18 models are of the water tube type suitable for water or steam. The GLB is the tubeless type suitable for water only. All models have been approved by the American Gas Association. The burner consists essentially of a cast iron mixing tube whose functions is to intimately mix the gas and primary air. The single port opening is designed to active maximum combustion efficiency with minimum service. A stainless steel spreader is provided to distribute the flame and the hot combustion gases close to the boiler walls to provide maximum heat transfer. Gas is supplied to the mixing tube through an orifice located in the venture throat of the tube. The jet action of gas as it passes through the orifice injects primary air into the tube. The amount of primary air injected is regulated by an adjustable air shutter located on the mixing tube face. Gas burners require more air for complete combustion than can be injected into the mixing tube. This additional supply is called secondary air and is introduced through the fixed opening around the burner. The amount of gas supplied to the burner is determined primarily by the size of the orifice drilled in the orifice spud. The gas control valve is durable in construction and position in operation. It opens or closes according to the heat requirements of the aquastat or thermostat and closes when the pilot is extinguished. A solenoid operated valve is furnished for natural gas and a diaphragm operated valve is furnished for mixed or manufactured gas. The gas control valve is equipped with a manual opening device which may be used in case of power failure.

The gas pressure regulator function to reduce the supply gas pressure to the proper valve for the burner and maintain this valve regardless of pressure fluctuation in the main. The safety pilot permits the flow of gas to the burner when pilot is extinguished. The boiler is constructed from copper bearing steel plate ¼" thick welded and fitted according to ASME specifications. Baffle plates in the flues cause the products of combustion to scrub the tubes and boiler walls before passing to the breeching. For forced hot water the operation of the boiler is controlled by a direct acting aquastat which maintains the boiler water at 190°F. For use with steam the burner operation is controlled directly by the room thermostat. In order to prevent the burner from operating when the boiler pressure is too high or the water level in the boiler has fallen too low a pressure control and a low water cut-off are connected in series with the thermostat, gas control valve and safety pilot. The controls are Transformer 581-0097 Voltage 115 down to 24, the thermostat is a White Rodgers or M-H T86, the Aquastat hot water M-H or White Rodgers 11B to 18, Pressure Trol M-H P404A.

Inspection and Test

Models of this burner were inspected and tested at the plant of the applicant at 2020 88th Street, North Bergen, New Jersey and found to operate as designed. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and Edward J. Gallagher and Barry M. Jones representing the applicant. The burner has been approved by the American Gas Association.

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Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Columbia Boiler Co., Gas Fired Heating Units, Models GLB, G16, G18 and G19 for use in New York City, with natural, manufactured or mixed gases, when installed and operated in accordance with this report and the provisions of Article 12 Administrative Code on condition that each unit bear a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 230-54-SA." and that tips and pilots shall be as approved by the American Gas Association for the Type of gas used, i.e., manufactured, natural or a combination.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

106-33-SA

APPLICANT—Sun-Ray Burner Manufacturing Corp., owner.

SUBJECT—Application for consideration—reopening as to additional trade name—re Sun-Ray Fuel Oil Burner, previously approved.

APPEARANCES—

For Applicant: John R. Maxwell.

ACTION OF BOARD—Application reopened for report as to additional trade name.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

146-50-SA—Vol. II

APPLICANT—Sears Roebuck and Co. (agent), for Heintz Mfg. Co., owner.

SUBJECT—Application for consideration—reopening as Vol. II for test and report re Kenmore Portable Automatic Dishwasher, Model 787.25 re Homart 24 in. Automatic Dishwasher, Model 787.24, previously approved.

APPEARANCES—

For Applicant: Robert W. Wolf.

ACTION OF BOARD—Application reopened for test and report as to proposed mechanical changes.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

403-40-SM

APPLICANT—Masonite Corporation, owner.

SUBJECT—Application for consideration reopening re additional trade name—re Masonite for floors; previously approved.

APPEARANCES—

For Applicant: John W. Holdsworth.

ACTION OF BOARD—Application reopened for report as to additional trade name.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

742-44-SM

APPLICANT—Michael Neiss, for Porete Mfg. Company, owner.

SUBJECT—Application for consideration—reopening for report as to use under additional code Section re Porex Manufacturing Company's Porex Slabs size 80 in. x 20 in. x 1¾ in., previously approved.

APPEARANCES—

For Applicant: Michael Neiss.

ACTION OF BOARD—Application reopened for report as to approval under a different code section.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

316-45-SM

APPLICANT—Allentown Portland Cement Co., owner.

SUBJECT—Application for consideration—reopening and amendment as to additional trade name—re Allentown Mortar Cement (Also marketed as: Nazareth Mortar Cement, Dragon Mortar Cement and National Mortar Cement), previously approved.

APPEARANCES—

For Applicant: W. P. Heck and William A. Doyle.

ACTION OF BOARD—Application reopened for report as to additional trade name.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

480-46-SA

APPLICANT—Hawkins, Delafield and Wood, for The Prosperity Co. Inc., owner.

SUBJECT—Application for consideration—reopening for report as to correction of resolution as to model 7A and to consider model 7B—re Prosperity Economatic Dry Cleaning Unit, previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report as to corrections in Model A and to consider approval of Model 7-B.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

126-51-SM—Vol. II

APPLICANT—National Gypsum Company, owner-manufacturer (Sheldon H. Cady, agent).

SUBJECT—Application for consideration—reopening as Vol. II for test and report as to additional spans—re Gold Bond "Poured in Place" Gypsum Roof Deck—(reinforced fibred gypsum concrete), previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report as to additional spans.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

174-51-SA

APPLICANT—W. S. Rockwell Company, owner.

SUBJECT—Application for consideration—re reopening as Vol. II to consider new electric heating element—re Standard Gehmrich Electric Recirculating Truck Type Ovens, previously approved.

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APPEARANCES—

For Applicant: Fred K. Whiteside and H. J. Woltmann.
ACTION OF BOARD—Application reopened as Vol. II for test and report on new electric heating element.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

511-53-SM—Vol. II

APPLICANT—Joseph Platzker, for Busatti Products Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider test and approval on different bases re Busatti Plaster, previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report as to different types of bases.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

143-54-SM

APPLICANT—United States Plywood Corp., owner (J. A. Fitzpatrick, Agent).

SUBJECT—Application for consideration—reopening for re-test re one (1) hour door re Weldwood $\frac{3}{4}$ hour Fire Door, previously approved.

APPEARANCES—

For Applicant: James A. Fitzpatrick.

ACTION OF BOARD—Application reopened for test of door formerly approved for $\frac{3}{4}$ hr. test, for consideration for 1-hour test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

644-51-SM

APPLICANT—Granco Steel Products Co., owner-manufacturer.

SUBJECT—Application September 29, 1951—COFAR Concrete Floor and Roof Construction, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to July 27, 1954, at 10 A.M. for further consideration by the Board.

912-52-SM

APPLICANT—Emanuel M. Glick, for the Dow Chemical Co., owner.

SUBJECT—Application December 24, 1952—Styrofoam No. 22 and No. 33 (insulation), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to July 27, 1954, at 10 A.M. for further consideration by the Board.

720-53-SA

APPLICANT—Fostoria Pressed Steel Corp., owner.

SUBJECT—Application October 7, 1953—Durabake Mobil-Dry Ovens (electric), Models 424V, 434V, 437V and 414V, approval of.

APPEARANCES—

For Applicant: Imre Chairman.

ACTION OF BOARD—Laid over to July 27, 1954, at 10 A.M. for further consideration by the Board.

32-48-A—Vol. II

APPLICANT—Arthur A. Schiller, for Board of Higher Education, City of New York, owner.

SUBJECT—Application for consideration—re reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition for a term of years.

PREMISES AFFECTED—65-76 Kissena boulevard, blocks bounded by Kissena boulevard, Melbourne and Reeves avenues and 150th street (Buildings 1, 2, and 3—Queens College), Block 6517, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Arthur A. Schiller and Thomas V. Garvey.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 18, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 18, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (N.B. 7014/47 to 7016/47)

64-51-A

APPLICANT—Martin G. Knorr, Trustee, for St. John's Evangelical Lutheran Church, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance and to amend as to number of occupants—re Application (decision of the borough superintendent), previously granted on condition.

PREMISES AFFECTED—88-24 Myrtle avenue, southeast corner of 88th place, Block 3869, Lots 45 and 108, Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Helen Knorr Johnson, Rev. Martin Th. Steege and Gerald De Pace.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board June 26, 1951, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance and an amendment of the resolution; and

WHEREAS, the applicant has withdrawn his request for an increase in the number of pupils in the second story classroom.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 26, 1951, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted for a term of two (2) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above

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cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Alt. 1910/50)

159-51-A

APPLICANT—A. Gordon Lorimer, for Community Holding Corp., owner.

SUBJECT—Application for consideration—reopening and amendment as to partition re Appeal from a decision re an order of the fire commissioner, previously granted on condition.

PREMISES AFFECTED—32-09 Douglaston parkway (also known as 600 West Drive), northeast corner of Manor road, Block 8031, Lot 1, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: F. M. Lunde.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 5, 1952, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant stated the work required by the resolution adopted by the Board on February 5, 1952, is all completed except as to the rear fire escape and that such work is in process at the present time.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 5, 1952, by adding thereto:

"that the partition around the stairway at the second floor may be of wire glass and wood, as proposed and as indicated on plans filed herewith marked 'Received July 2, 1954' (1 sheet), on condition that in all other respects the requirements of the resolution above cited shall be complied with." (order 27461-LF)

684-52-A

APPLICANT—Reginald S. Hardy, for Leah Himmelstein, owner.

SUBJECT—Application for consideration—reopening and amendment as to width of doorway—re Application (decision of the borough superintendent), previously granted on condition.

PREMISES AFFECTED—1-11 Lefferts avenue, north side, from Flatbush avenue to Washington avenue; 507-511 Flatbush avenue and 1118-1128 Washington avenue, Block 1197, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 13, 1953, on certain conditions; and

WHEREAS, the resolution was amended on March 9, 1954; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 13, 1953, as

amended by resolution adopted on March 9, 1954, by adding thereto:

"* * * that the new door shown from the stairway to Washington avenue, shown as 3 ft. 8 in. in width may be a two-leaf double-acting door with each leaf 2 ft. in width to a total of 4 feet and arranged to swing in the direction of exit." (Alt. 1656/52.)

862-53-A

APPLICANT—Renander and Miller, for Rose Korby, owner.

SUBJECT—Application November 27, 1953—filed pursuant to section 35, General City Law re premises in bed of mapped street.

PREMISES AFFECTED—94-09 to 94-13 Union Hall street, east side, 289.03 ft. north of Liberty avenue, Block 10106, Lot 95, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John R. Monaghan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 30, 1953, on Alt. Applic. 1773/53, reads:

"1. No construction permitted in bed of mapped street without approval of the Board of Standards & Appeals. Sec. 35, Gen'l City Law."

and

WHEREAS, the applicant states the premises consist of a plot 100.08 ft. front by 110.7 ft. in depth located in a business use, C area, Class 1½ height district; used and occupied for the parking and storage of more than five motor vehicles, pursuant to Certificate of occupancy #Q58510 issued September 30, 1949, upon completion of work under Alt. Applic. 1837/49; proposed to be increased in area to 175.14 feet front by 110.07 feet and 120.08 feet in depth and used and occupied for the parking of 95 motor vehicles; and

WHEREAS, the applicant states that prior to December 1953 the southerly 100 feet of the premises was used as a parking field and the northerly 75 feet for two dwellings; that the dwellings were demolished and the plot graded and enclosed by a wire fence and an application made for a certificate of occupancy which the Borough Superintendent refused to issue for the northerly 75 feet for use as a parking field on the ground no construction is permitted in the bed of the mapped street without the approval of this Board under Section 35 of the General City Law; and

WHEREAS, the applicant states that on May 5, 1948, a map was adopted by the City, designating three public places for use for off-street automobile parking; that the premises in question is located within one of these public places; that the owner, not knowing of this proceeding by the City, proceeded to demolish the dwellings and erect an automobile parking field which is a permitted use in this area; and

WHEREAS, the applicant contends that by operating a parking field the owner is accomplishing without any expense to the City the purpose of the proposed proceedings for which the map was adopted; that because the applicant has demolished the buildings, the City if it acquires the premises for a parking field, will not be called upon to pay for these buildings and it is therefore requested that the Board, pursuant to the provisions of the General City Law, authorize the Borough Superintendent to issue a certificate of occupancy for the premises as a parking field; and

WHEREAS, the applicant has filed with this appeal a copy of Map #3215 adopted by the Board of Estimate December 4, 1947, designating three public places, one of which includes the premises under appeal; and

WHEREAS, the Board is in doubt as to whether a public place referred to as a Mapped Street is included under Sec-

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tion 35 of the General City Law, but deems that the proposed extension of parking area should be permitted as a necessary use.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1773/53, Obj. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 35 of the General City Law to permit the extension of the parking lot as proposed within a portion of the plot designated as a public place, as indicated on plans filed with this application marked "Received November 27, 1953" (2 sheets), *on condition* that the extended portion of the parking lot shall comply with all regulations applicable thereto; that a new certificate of occupancy shall be obtained; that in the event the proposal for the public place is carried out that this owner will discontinue the parking area and make no claim therefor for any of the improvements placed thereon.

4-54-A—Vol. II

APPLICANT—M. Martin Elkind, for Gene Brody, owner.
SUBJECT—Application reopened June 2, 1954 as Vol. II re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—143-26 Quince avenue, south side, 215.69 ft. east of Bowne street, Block 5234, Lot 12, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind and Gene Brody.
For Opposition: Charles Belous, Firmin L. Moutier, F. C. Reich and S. E. Faherty.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Joseph Sweeney, Dep't of Hospitals.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3
Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated June 30, 1954, acting on amendment to Alt. Applic. 727/53 reads:

"1. Plans filed are contrary to B.S.A. Cal. 4-54-A and should be referred to the Board for further consideration."

and

WHEREAS, the applicant states that the premises are now located in a residence use, E-1 area, class 1 height district; and

WHEREAS, the applicant states that the changes now proposed from the conditions as accepted by the Board March 16, 1954, are as follows: on the 1st floor the two large patients' rooms will be retained as one room and the total number of beds in this room will be six; that the room previously proposed as office will be used as a patients room; that the bathroom and lavatory will be relocated; that the lavatory adjacent to the entrance foyer will be omitted and the utility room will be relocated; that on the 2nd floor the only change is a rearrangement of the utility room.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 16, 1954, to permit the changes as proposed and as indicated on plans filed with this appeal marked "Received May 12, 1954," (2 sheets), showing the changes thereon as proposed and as passed on also by the Department of Hospitals, *on condition* that in all other respects the building and occupancy shall comply with the requirements of the resolution above cited and with this resolution; and that the premises shall be maintained to the satisfaction of the Department of Hospitals.

283-54-A

APPLICANT—Arthur B. Lincoln, for Carmine Verdino, owner.

SUBJECT—Application April 19, 1954—filed pursuant to section 35, General City Law re premises in bed of mapped street—111th avenue.

PREMISES AFFECTED—109-03 Rockaway boulevard, north side, in bed of 111th avenue (Block 11476, Lot 77), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Arthur B. Lincoln.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated April 7, 1954, acting on N.B. Applic. 837/54, reads:

"1. Construction of a building in the bed of a mapped street is contrary to General City Law #35."

and

WHEREAS, the applicant states that the premises consist of a lot 60 ft. by 103.50 ft. in area; located in a residence and business use, D area, class 1 height district; upon which there exists a 2-story, class 4 constructed building; 25 ft. in height; 29 ft. front by 43 ft. in area; date of erection unknown; used and occupied since 1949 as a one-family dwelling; and upon which lot is now proposed to erect a 1-story, 12 ft. high, class 4 constructed, accessory, non-storage garage, 24 ft. by 23 ft. in area, to be used in conjunction with the 1-family dwelling, located on the lot; and

WHEREAS, the applicant states that the present owner purchased the property in 1949 for his own occupancy; that 1 year after its purchase the owner learned that the premises were located in the bed of a mapped street; that in 1946 the previous owners entered into negotiations with the city to sell the parcel so that 111th avenue could be cut through to Rockaway boulevard; that when the neighbors learned of this they presented a petition opposing the opening of 111th avenue on the ground that such a move would endanger their children; and the opposition on the part of the neighbors resulted in the matter being dropped; that the present owner has occupied the premises for five years; that the sentiment against opening 111th avenue is as strong today as it was in 1946; that the owner is anxious to provide a shelter for his car and therefore requests that this application be granted; that the owner will accept the condition that when and if the property is taken by the city to open 111th avenue he will not present any claim for damages for the loss of the garage.

Resolved, that the decision of the Borough Superintendent acting on N.B. Applic. 837/54, Obj. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 35 of the General City Law to permit the construction of the proposed accessory garage as passed upon by the Borough Superintendent and as proposed and as indicated on plans filed with this appeal marked "Received April 19, 1954" (2 sheets), *on condition* that such accessory garage shall be located in relation to the existing frame dwelling as shown on such plans and in all other respects shall comply with the requirements of all laws, rules and regulations applicable to such a building as an accessory garage to a residence; that in the event 111th avenue is opened so as to continue to 109th street, no claim will be made, as proposed by the owner, for damages involved in connection with the removal and loss of the garage permitted; that the garage shall comply as to its nearness to the north lot line by constructing a masonry enclosing wall at that particular location, as shown on plans above cited.

334-54-A

APPLICANT—Siegel and Green, for Estate of Louis Brenner, owner.

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SUBJECT—Application April 30, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—12 West 17th street, south side, 220 ft. west of 5th avenue (Block 818, Lot 58), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel and B. Kaprow.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated April 28, 1954, on amendment as to Alt. Applic. 1193/53, reads:

"2. The secondary means of egress from all floors including the cellar does not comply with Sec. 271 and Sec. 267 of the Labor Law."

and

WHEREAS, the applicant states that the building is 12 stories, 146 ft. 4 in. in height; 30 ft. by 92 ft. in area at street level, 30 ft. by 84 ft. in area at typical floor level, of fireproof construction, erected 1911, located on a lot 30 ft. front by 92 ft. in depth, in a manufacturing use, B area, Class 2 height district, and used and occupied since 1911—cellar, boiler room and storage incidental to the 1st floor, no persons; 1st floor, store, and tenant factory—corrugated boxes, 6 persons; 2nd floor, tenant factory—printers, 6 persons; 3rd floor, tenant factory—headgear, 25 persons; 4th floor, tenant factory—handbags, 14 persons; 5th floor, tenant factory—stamping, 14 persons; 6th floor, tenant factory, artificial flowers, 15 persons; 7th floor, tenant factory—novelties, 8 persons; 8th floor, tenant factory, knitgoods, 6 persons; 9th floor, tenant factory, rainwear, 7 persons; 10th floor, tenant factory, clothing, 2 persons; 11th floor, tenant factory, cosmetics, 8 persons; 12th floor, tenant factory, rainwear, 15 persons; no change in use or occupancy is now proposed; that the building is provided with an approved standpipe system and an approved interior fire alarm system; that regular monthly fire drills are not maintained; that there is one interior 3 ft. 4 in. wide iron stairs, fireproof enclosed, equipped with fireproof self-closing doors and extending from roof bulkhead direct to street; and

WHEREAS, Violation #2582/54, issued April 20, 1954, reads as follows:

"You will please take notice that there exists a violation of Section 267, 271, 272, 643A, 2.0 Labor Law and Administrative Code at the premises above described, in that

1. The doors of the horizontal exits are not being kept continuously unlocked and the openings unobstructed whenever a person is employed on either side of the openings per section 267 of the Labor Law. Some parts of the door accessories are missing and all doors do not operate properly and freely, creating a hazardous condition. Sec. 643A 2.0 of the Administrative Code.

2. There does not exist on each floor including cellar two legal exits remote from each other. Sec. 271 of Labor Law.

3. Every exit is not maintained in an unobstructed condition. Sec. 272 Labor Law. The tenants on either side of the horizontal exits are not the same. Exit lights and signs are missing from some of the exits. Hazardous. Superseding Viol. 4541-53.

Remedy: You are hereby directed forthwith to provide a second legal exit for each floor including cellar, or vacate the premises at once. Also replace missing parts of door accessories and place all doors in proper operating condition and remove all obstruction to all exits and maintain 3 ft. safe and continuous passageway to same and replace all missing exit signs and lights."

and

WHEREAS, the Board is in receipt of the following communication dated May 3, 1954, from the Borough Superintendent:

"Re: 12 West 17th st.
Cal. No. 334-54-A
Alt. Applic. #1193/53
Viol. #2582/54"

"Pursuant to the provisions of Sect. 668-c of the Charter, I herewith give notice to the Board of Standards and Appeals that a stay of further action by the Department of Housing and Buildings in prosecuting the owner and tenants of the above subject premises for violating of the exit provisions of the Labor Law would endanger life and property for the following reasons:

1. The building is 12 stories in height and is provided with only one stairway.

2. There are separate tenants on each side of the horizontal exits on each floor, except the 9th.

3. The doors on either side of the wall at these horizontal exits are sliding doors, and no swinging doors are provided at these openings.

4. Our inspector found the doors of the horizontal exits on all floors but the 9th, securely fixed, bolted, locked or otherwise inoperable.

5. Even after the violation notices were filed our inspector found the horizontal exit door bolted on one floor.

6. If the Department of Housing and Buildings shall be restrained from prosecuting the lessees and owner of this building during the time this appeal is pending in the Board of Standards and Appeals we shall be deprived of the use of our most powerful tool to keep open the horizontal exits as required by law.

It is requested that your honorable board add items Nos. 1 to 3 listed above as specifications of the objection given by me to the approval of Alt. Applic. #1193-53, from which an appeal has been taken to your Board.

A copy of this notice is being mailed to the owner, Mary Brenner, 42 Orchard Street, Long Island City, N. Y."

and

WHEREAS, the applicant has requested that the following decision of the Borough Superintendent, dated May 3, 1954, be incorporated in this appeal as part of the items appealed from:

"The amendment to Alt. Applic. #1193-53 relating to the above subject premises filed by you on March 26th, 1954, was disapproved on April 28th with the following objection:

2. The secondary means of egress from all floors including the cellar does not comply with Sec. 271 and Sec. 267 of the Labor Law.

The following specific defects noted are hereby added to this objection:

a. The building is 12 stories in height and is provided with only 1 stairway.

b. There are separate tenants on each side of the horizontal exits on each floor, except the 9th.

c. The doors on either side of the wall at these horizontal exits are sliding doors and no swinging doors are provided at these openings."

and

WHEREAS, the applicant states that this is an application for modification of the Labor Law as to the existing means of egress in an existing tenant factory building erected prior to October 1, 1913; and

WHEREAS, the applicant contends that the building was erected under N.B. Applic. 206/11 and is arranged for tenant factories engaged in non-hazardous trade; that no changes in the use or occupancy are proposed; that the existing exits since the erection of the building consist of 1 interior enclosed stairway 3 ft. 4 in. wide from street floor to roof and the 2nd means of egress consists of a horizontal exit at the rear end

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on each of the 2nd to 12th floors through the westerly fireproof wall and to the existing adjoining 12 story fireproof factory building, known as 14 West 17th street; that the building in question is equipped with an approved interior fire alarm system and an approved standpipe system; that the existing horizontal exits were provided at the time of the erection of the building; that there is a recorded agreement on file covering these horizontal exits between the owners of the building in question and the adjoining building at No. 14 West 17th street, a copy of which agreement is on file with the records of the Department of Housing and Buildings; that on June 18, 1953 a violation, No. 4551/53 was issued for failing to provide a legal second means of egress from all floors; that subsequently this was superseded by Violation #2582/54 to the same effect as the original violation was not in proper form; that Alt. Applic. 1193/53 was filed and the decision of the Borough Superintendent on such alteration application is the subject of this appeal; that the existing horizontal exits are in compliance with Sec. 267 of the Labor Law and are acceptable as a 2nd means of egress under Sec. 271; that the Department's violation is directed against the maintenance of these horizontal exits in the manner required by law; and

WHEREAS, the applicant states that the cellar and 1st floor are not provided with similar exits and do not comply with the strict letter of the labor law; and

WHEREAS, the applicant contends that approximately half of the cellar area is devoted to the building equipment and it has exits consisting of iron ladders leading to the street and to the rear court; that the balance of the cellar about 1150 sq. ft. is used for incidental storage in conjunction with the 1st floor; that this has one interior cellar enclosed stairway 3 ft. wide leading to the center of the store above; that the door to this stairway is missing; that the 1st floor is provided with a direct means of exit to the street at front and an exit doorway into the public hall leading directly to the street; that it is requested that this means of egress for the cellar and 1st floor be accepted by the Board in view of the limited area, use and occupancy of this particular portion of the existing building; and

WHEREAS, the applicant requests the Board to permit the continuance of the existing horizontal exits subject to such conditions as the Board may deem necessary to impose as to require otherwise would cause the owner serious undue hardship and practical difficulties due to the unanticipated cost and a decrease in the rental floor area and involvement with the tenancies should the owner be required to provide other means of egress; and

WHEREAS, the applicant contends that the capacity of the interior stairway is far in excess of the actual number of occupants now using each floor; and

WHEREAS, the premises were inspected by a Committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* of the Labor Law, as cited in a decision of the Borough Superintendent, acting on amendment to Alt. Applic. 1193/53, Objection 2, and that the appeal be and it hereby is *granted*, to permit the exits from the first floor, as shown on plan marked "Received April 30, 1954" to be continued and to permit exits as proposed on revised plan marked "Received July 16, 1954" (1 sheet) in lieu of proposal indicated on plans filed with this appeal marked "Received April 30, 1954" (4 sheets), *on condition* that the proposed exterior stair from roof to first floor mezzanine shall be constructed and maintained in accordance with the requirements therefor; that a new fireproof passage shall be constructed as proposed on the mezzanine level of the first floor, exiting into the main lobby opening to West 17th street; that the above shall replace fire escape which shall be removed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the number of occupants per floor shall be limited to those permitted for the primary means of exit; that the interior fire alarm system and standpipe system shall be maintained in accordance with requirements therefor; that the exits to the cellar may be continued as indicated on cellar plan marked "Received April 30, 1954",

including the engineer's ladder to 17th street and the interior stair leading to the first floor, and in addition a ladder from the triangular space at the rear, to be arranged so as to reach the new outside steel stairway exiting through the proposed fireproof passage; that there shall be no factory use in the cellar; that the work shall be immediately started and completed as soon as possible and in no event shall take longer than six (6) months from the date of this resolution; that the existing sliding doors to No. 14-16 West 17th Street may remain but shall not be deemed a horizontal exit for the purpose of computing occupancy; that this action does not void the Notice of Stay until work herein required is completed.

268-54-A

APPLICANT—Abraham Grossman, for Markstone Realty Corporation, owner.

SUBJECT—Appeal filed April 14, 1954, to review a decision of the Borough Superintendent.

PREMISES AFFECTED—317 West 29th street, north side, 246 ft. west of 8th avenue, Block 753, Lot 27, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated April 8, 1954, on amendment to Alt. Applic. 119-54, reads:

"A2. Proposed kitchenettes in class B rooms indicate use for permanent occupancy. Remove kitchenettes or provide w/c facilities within the individual rooms. Sec. 4, Subd. 15 M.D.L."

and

WHEREAS, the applicant states that the building is 4 stories and basement; 47 ft. in height; 22 ft. by 53 ft. in area at street floor; 22 ft. by 40 ft. 7 in. in area at typical floor; of class 3 construction; erected approximately 1880; now located on a lot 22 ft. by 98 ft. 9 in. in area; in a residence use B area; class 1½ height district; and used and occupied since March, 1940 as follows: cellar, storage and boiler room, no persons; basement, restaurant, 50 persons; 1st to 4th floors inclusive, furnished rooms, for which no certificate of occupancy has been issued; that the building is provided with a partial one source sprinkler system; that there is one 2 ft. 8 in. wide interior stairs; and

WHEREAS, the applicant states that it is proposed to increase the building to 50 ft. 8 in. in depth on the 3 upper stories, and to use and occupy the building as follows: cellar, storage and boiler room, no persons; basement, furnished rooms, 10 persons; 1st to 4th floors, furnished rooms, 12 persons each floor; that upon completion of the alteration the building will be provided with one 2 ft. 8 in. wide steel stairs, enclosed in fire retarded partitions equipped with fireproof self-closing doors and extending to street and to roof; and

WHEREAS, the applicant contends that the Borough Superintendent quotes Subdivision 15 of Section 4 of the Multiple Dwelling Law as the basis for refusal to accept kitchenettes on these premises; that the statement is made that kitchenettes constitute permanent occupancy; that this is contrary to Section 176 which permits kitchenettes in Class B converted dwellings; that it is obvious that the Borough Superintendent's decision is absurd and erroneous; that a study of Section 4, Subd. 15 discloses that no mention is made as to cooking, either in kitchens or kitchenettes; that the Superintendent's objection to the approval of kitchenettes is that a water closet compartment should be provided with each room; that Section 200, Subd. 6 of the Multiple

MINUTES

Dwelling Law prescribes in a Class B converted dwelling only one water closet compartment is required for every 7 sleeping rooms; and

WHEREAS, the applicant states that the owners proposes to completely renovate the structure at a cost of \$30,000 or \$40,000; that the rooms will be rented by the week or month; that no leases will be made with the tenants; that the tenants will be of a transient nature; that the building will be made to comply in all respects with the applicable sections of the Multiple Dwelling Law, in particular Article 6; and

WHEREAS, there is on file with Alt. 119/54 a certificate from the Division of Housing stating that the classification of the building is an heretofore converted dwelling—B; and

WHEREAS, Alt. 1694/33 filed August 29, 1933, to install a fuel oil burner tank and piping indicated the use of the building to be private restaurant and residence for one family; and

WHEREAS, plumbing and drainage Application 132/36, shows the building to be occupied as a restaurant and furnished rooms; and

WHEREAS, Alt. 1891/34, filed to remove present stoop and erect new vestibule and basement for access to restaurant and upper floors described the building as restaurant and dwelling; and

WHEREAS, Violation issued March 19, 1940, required an adequate secondary means of egress accessible to all rooms on basement, 1st, 2nd, 3rd and 4th floors, or the provision of a sprinkler system and to provide adequate ventilation for all water closet compartments; and

WHEREAS, Misc. 1069/42, was filed to install a sprinkler system; and

WHEREAS, Misc. Sprinkler Application 1069/42, is accompanied by a certificate from the Division of Housing certifying the building as being classified and heretofore converted B multiple dwelling; and

WHEREAS, the Board finds that providing cooking accommodations as proposed would be contrary to public welfare and not in accord with the legislative finding of the multiple dwelling law.

Resolved, that the decision of the Borough Superintendent acting on amend. to Alt. Applic. 119/54, Obj. A2, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

347-54-A

APPLICANT—John F. Fitzsimons, for Little Neck Construction Co., Inc., owner.

SUBJECT—Application May 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—253-01 to 253-19 57th avenue, north side, 35.77 ft., 77.27 ft., 118.77 ft., 160.27 ft., and 201.77 ft., west of 254th street; 253-23 57th avenue, northwest corner of 254th street and 251-49 57th avenue, north side, 284.77 ft. west of 254th street (Block 8340, Lots 34, 38, 40, 42, 44, 46 and 50), Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and William Levy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 30, 1954, on N.B. Applic. 3439/53 through 3444/53, inclusive and N.B. Applic. 3446/53, reads:

"1. Where there is no storm water or combined sewer in the street, the floor level of an accessory garage shall be not more than eighteen (18) in. below the lowest level of the established street grade directly in front of the lot. C26-1221.1."

and

WHEREAS, the applicant states the premises consist of seven separate parcels, located in a residence use, E area, Class ½ height district, upon which there are seven separate two-story 15 ft. high, Class 4 constructed dwellings under construction, each 26.5 ft. front by 54.5 ft. in depth, for use and occupancy as follows: Cellar—ordinary use; Basement—garage; 1st floor—dwelling; and

WHEREAS, the applicant states that the setbacks of garages from street fronts range from 15.9 to 28.4 ft.; that the 28.4 ft. setback is necessitated on the corner lot by the requirement that there be at least a 10 ft. setback from the intersecting side streets; that the established street grade slopes down from this corner lot along both intersecting streets; and

WHEREAS, the applicant states that one house in this eight house development, the accessory garage of which complies with Section C26-1221.1 of the Code was the first building constructed and the one from which the foundation contractor worked in setting his foundations for the other seven; that the contractor failed to take into account the rising grade on both sides, and thus the further he proceeded from the initial house, the greater the error; that the elevations vary from 1.49 feet below grade for the garage in the building which is not the subject of this appeal to 3.42 feet below grade for the corner house; that in each instance the top of the ramp leading into the garage is higher than the sidewalk and curb at front of the ramp; that there are retaining walls on each side of each ramp; that at the lowest elevation of each ramp a drain leads into a dry well to take care of storm waters; that the grading on each lot is such that any storm water conditions engendered by the existing construction will not affect any other property; and

WHEREAS, the applicant states that on May 21, 1954, he visited the premises after the heavy rain of the day and night preceding, which rain continued during the early morning hours of May 21st; that he found a considerable ponding of storm waters in front of premises designated as "B" on survey filed with this appeal; that a seepage basin installed at the low point in front of the premises marked "B" which are not subject of this appeal at elevation 176.0 is not adequate to take care of the situation with the result that the garage and cellar of premises "B" were flooded; that, however, all of the garages easterly of premises "B" were dry and entirely unaffected by the storm water conditions which prevailed in front of premises marked "B"; that the owners proposed to connect the seepage basin to the Horace Harding boulevard storm sewer by laying piping across premises "B" and the property abutting at the rear of premises "B", which said property fronts on Horace Harding boulevard; that this will serve to alleviate the ponding condition and will obviate the flooding of premises A and B which was evident on May 21, 1954; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 3439/53 to 3444/53, inclusive, and N.B. Applic. 3446/53, Obj. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the dry wells shall be maintained in the garage areas as indicated; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the Board reserves the right to reconsider this action in the event that it develops that the proposed method of relieving the garage areas of rain water is not effective.

389-54-A

APPLICANT—Shell Oil Company, owner.

SUBJECT—Application May 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—West side of Edison avenue, 311.67 ft. north of canal, Eastchester Creek, Block 4974, Lot 101, Borough of The Bronx.

APPEARANCES—

For Applicant: Arthur E. DePhillips.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating 3
Not Voting: Deputy Chief Connors 1
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 13, 1954, acting on amendment to Misc. Applic. 183/54, reads:

"1. Proposed 2—250,000 gal. fuel oil storage tanks above ground exceeds volume and distance from lot line contrary to that permitted by Bd. of Standards and Appeals Rules for Oil Burners, 6.4 (6.4.1)."

and

WHEREAS, the applicant states that the premises involved in this appeal consist of a plot 125 ft. by 225 ft. in area, in an unrestricted use, A area, class 1½ height district, upon which it is proposed to erect two 250,000 gallon above ground fuel oil storage tanks, as an addition to the existing bulk storage plant adjoining, the greater portion of which is located in Westchester County, City of Mt. Vernon, as indicated on plans filed with this appeal; and

WHEREAS, the applicant contends that the premises which are the subject of this appeal are part of a parcel located primarily in Westchester County in the City of Mt. Vernon, and used as a gasoline and oil storage plant by the owner in conjunction with its plant on the easterly side of Edison avenue, running through to Eastchester Creek; that on the northerly portion of the parcel in question, there now exists one 483,000 gallon gasoline storage tank and three 250,000 gallon gasoline storage tanks, all located above ground and protected by dike walls; that it is now proposed to erect two 250,000 gallon fuel oil storage tanks on the portion of the plot within the City of New York each tank to be 36 ft. in height, 35 ft. in diameter, and to be surrounded by a concrete dike wall, approximately 7 ft. in height; that the dikes will have sufficient capacity to contain one and one-half times the capacity of the tanks in the event of rupture; that the existing plant is provided with a foam fire extinguishing system; that it is proposed to extend this foam system to the proposed two 250,000 gallon above ground fuel oil storage tanks to be located within the New York City portion of the plot, such extension to be made to the satisfaction of the Fire Commissioner and in the event that the Fire Commissioner considers the foam system of insufficient capacity, the capacity of the system will be increased to his satisfaction; that it is also proposed to install a fire alarm system connected directly to fire headquarters in the City of Mt. Vernon from whence an alarm can be relayed to the New York City Fire Department by the Mt. Vernon dispatcher; that to be required to install below grade tanks for the storage of fuel oil within the city limits adjacent to the existing above grade storage tanks would constitute an unnecessary hardship on the owner in view of the fact the burial of such tanks would tend to increase the rate of corrosion of the steel plates because of the sub-surface conditions existing at this plant; that the placing of the tanks above grade as proposed will permit their inspection daily and facilitate maintenance; that there is an existing fire alarm box connected to Mt. Vernon fire headquarters located at the southwest corner of Dock street and Edison avenue; that the nearest Mt. Vernon fire company is located within one mile of the plant and the nearest New York City fire company is Engine 38, Hook and Ladder #51, located approximately 1½ miles distant from the plant at 3446 Eastchester avenue, the Bronx; that all roads in the vicinity of the plant are adequately paved to provide access for fire apparatus; that the proposed tanks will be interconnected with existing tanks so that in the event of a fire, the contents thereof can be pumped to adjacent tanks; that in view of the safeguards proposed and the fact that the storage of No. 2 fuel oil in the tanks now proposed will not be more hazardous but will be less hazardous than the existing condition on the plot and will be made safer by

the installation of a fire alarm system connecting to the Mt. Vernon fire headquarters and the extension of the foam system as proposed, it is requested that the Board recognize the practical difficulty and unnecessary hardship involved in strict compliance with the requirements of the Administrative Code and grant a variance thereof so as to permit the erection of the two proposed above grade fuel oil storage tanks under such conditions as the Board may deem necessary to safeguard the general welfare.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Misc. Applic. 183/54, Obj. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the two proposed 250,000 No. 2 fuel oil storage tanks above ground, substantially as proposed and as indicated on plans filed with this appeal marked "Received May 17, 1954" (7 sheets), showing existing and proposed conditions, *on condition* that the tanks and dykes shall be constructed as proposed in conjunction with existing tanks located across the city line in Westchester County; that the tanks shall comply with the requirements of the Oil Burner Rules of the Board as to construction; that the foam system and fire alarm system shall be maintained as proposed and to the satisfaction of the Fire Commissioner as well as a connection to fire headquarters of the City of Mt. Vernon.

505-54-A

APPLICANT—Louis Lieberman, for Rose T. Bergman, owner.

SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1559 55th street, north side, 100 ft. west of 16th avenue, Block 5484, Lot 53, Borough of Brooklyn.

APPEARANCES—

For Applicant: Louis Lieberman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Joseph A. Sweeney, Dep't of Hospitals.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 25, 1954, on N.B. Applic. 643/54, reads:

"1. Public bldg. over 1 story in height of class 3 construction is contrary to Sec. 4.2.1 Bldg. Code.

2. 1st story walls in a 2-story public bldg. to be 12 in. thick as per sec. 8.4.2.5."

and

WHEREAS, the applicant states that the premises consist of a lot 40 ft. front by 120 ft. 2½ in. in depth, in a residence use, C and D area, class 1 height district, upon which it is proposed to erect a 2-story 20 ft. high, class 3 constructed building, 36 ft. front by 91 ft. 6 in. in depth, for use and occupancy as follows: cellar, heating, storage and kitchen, 5 persons; 1st floor, nursing home, 21 beds, 26 persons; 2nd floor, nursing home, 24 beds, 28 persons; that the building will be provided with two 3 ft. 8 in. wide interior iron stairs, fireproof enclosed, equipped with fireproof self-closing doors, and leading from roof bulkhead direct to street; and

WHEREAS, the applicant states that the proposed building is to be non-fireproof construction, with all ceilings and partitions fire retarded with rock lath and cement plaster; that all ceilings will be filled with mineral wool; that the entire cellar area will be sprinklered throughout and will be provided with two fireproof stairs extending directly to the street; that the building will be limited to a maximum height of 20 ft. and provided with a maximum fire protective equipment; that it is also proposed to erect a structure using 8 in. solid masonry walls on the 1st and 2nd floors in lieu of a combination of brick and block since the use of this building and the loads imposed on the walls will be of a nature closely approximating that of a residential building; and

MINUTES

WHEREAS, the applicant contends that the owner purchased the plot with the intention of erecting a nursing home, basing all cost estimates on a non-fireproof building; that the objections issued by the Borough Superintendent under Section 4.2.1 of the Building Code were given under use classification 3, treating a nursing home as a hospital rather than under use classification 2, since the building is not a hospital; that the proposed 8 in. wall on the 1st floor is requested as a result of the requirements of the Department of Hospitals in regard to the width of the corridor; that due to the narrow width of the plot, if 12 in. walls were erected on the 1st floor the width of the corridor could only be 5 ft. rather than 6 ft. which is required by the Department of Hospitals; and

WHEREAS, the Board deemed that the exterior wall should comply as to thickness.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 643/54, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be of Class 3 construction and shall comply structurally with all requirements of the Building Code; that the arrangement shall be as indicated on revised plans marked "Received June 17, 1954" (1 sheet) and "July 19, 1954" (3 sheets) and shall meet the requirements of the Department of Hospitals and be maintained in accordance therewith; that a certificate of occupancy shall be obtained upon completion; and that the building shall not be increased in height or area and shall be maintained as proposed and *denied* as to Objection 2.

509-54-A

APPLICANT—Morris Rothstein and Son, for Freshland, Inc., owner.

SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1216-1230 East 99th street, west side, 412 ft. to 572 ft. inclusive, north of Avenue M, Block 8263, Lots 48 to 53, inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold Rothstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 15, 1954, on N.B. App. 613 to 618/54, inc., reads:

"1. The proposed omission of parapet wall between two contiguous buildings is contrary to Sec. C26-248.0, Sub. 2b of Administrative Building Code."

and

WHEREAS, the applicant states the premises consist of six separate lots 32 ft. front by 100 ft. in depth in a residence use, D area, Class 1 height district, upon each of which lots it is proposed to erect a one-story, Class 4 constructed, 1-family dwelling, 16 ft. 8 in. in height, 21 ft. 10 in. in front by 42 ft. 4 in. in depth; and

WHEREAS, the applicant requests permission to omit the parapet walls between contiguous buildings for the following reasons:

1. The buildings are only one story in height and parapet walls will detract from the architectural appearance.

2. Between each pair of buildings is 20 feet, which reduces the fire hazard.

3. Party walls will be brought up to the underside of roof boards and be parged with Portland cement mortar and will extend on the front to the outer face of the studs and parged so as to provide complete fire stops between the buildings.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 613- to 618/54, incl. Obj. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the omission of parapets between buildings as proposed, and as indicated on plans filed with this appeal marked "Received June 17, 1954" (3 sheets), *on condition* that the dividing wall between the residence occupancy shall be carried up to the underneath side of the roof boards and thoroughly parged and extended to the front or outer face of studs to provide an effective fire stop at all points as proposed and as shown on detail in connection with the plans above cited; that the buildings shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable to the buildings and occupancy.

510-54-A

APPLICANT—Morris Rothstein and Son, for Freshland, Inc., owner.

SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1258-1282 East 99th street, northwest corner of Avenue M and west side of East 99th street, 224 ft. north of Avenue M, Block 8263, Lots 1 and 60 to 66 inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold Rothstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 15, 1954, on N.B. Applic. 625 to 632/54, inclusive reads:

"1. The proposed omission of parapet wall between two contiguous buildings is contrary to Sec. C26-248.0, Subd. 2b of the Administrative Building Code."

and

WHEREAS, the applicant states that the premises consist of 8 lots, each 32 ft. front by 100 ft. in depth, located in a residence use, D area, class 1 height district, upon each of which it is proposed to erect a one-story, 16 ft. 8 in. high, class 4 constructed, one-family dwelling, 21 ft. 10 in. front by 42 ft. 4 in. in depth; and

WHEREAS, the applicant requests permission to omit the parapet walls between contiguous buildings for the following reasons: 1, the buildings will be only one story in height and the parapet walls will detract from the architectural appearance; 2, that the distance between each pair of buildings is 20 ft. which reduces the fire hazard; 3, that the party walls will be brought up to the underside of the roof boards and be parged with Portland cement and will extend on the front to the outer face of the studs and be parged so as to provide complete fire stops between buildings.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 625- to 632/54, incl. Obj. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the omission of parapets between buildings as proposed and as indicated on plans filed with this appeal marked "Received June 17, 1954" (3 sheets), *on condition* that the dividing wall between the residence occupancy shall be carried up to the underneath side of the roof boards and thoroughly parged and extended to the front or outer face of studs to provide an effective firestop at all points as proposed and as shown on detail in connection with the plans above cited; that the buildings shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable to the buildings and occupancy.

MINUTES

340-54-A

APPLICANT—Miles A. Gordon, for St. James Holding Corp., owner (Becker's Dress Shop, lessee).

SUBJECT—Application for consideration—reopening and restore to docket subject to the regular procedure—re Application (decision of the borough superintendent), previously withdrawn.

PREMISES AFFECTED—118-122 East 59th street, south side, 165 ft. west of Lexington avenue, Block 1313, Lots 63 and 164, Borough of Manhattan.

APPEARANCES—

For Applicant: Miles A. Gordon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and restored to the docket, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

341-54-A

APPLICANT—Joseph Lau, for Elaine McCrea, owner.

SUBJECT—Application for consideration—reopening and restore to docket re Application (decision of the borough superintendent), previously withdrawn.

PREMISES AFFECTED—297 10th avenue and 501-503 West 27th street, northwest corner, Block 699, Lot 30, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau and John McCrea.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and restored to the docket, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

871-53-A

APPLICANT—American Broadcasting Paramount Theatres, Inc., for A.B.C. Television Center Co. Inc., (subsidiary), owner.

SUBJECT—Application December 8, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—7 West 66th street, north side, 150 ft. west of Central Park West (Block 1119, Lot 21), Borough of Manhattan.

APPEARANCES—

For Applicant: Salvatore J. Iannucci, Jr.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

62-54-A

APPLICANT—DeRose and Cavalieri, for Joseph Guarino and Silverio Falconieri, owners.

SUBJECT—Application February 1, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3025 3rd avenue, west side, 51.40 ft. north of East 155th street, Block 2377, Lot 55, Borough of The Bronx.

APPEARANCES—

For Applicant: Anthony M. DeRose.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

WHEREAS, the applicant stated at the hearing that the second floor is now vacant and there is no information available as to a proposed tenant; and

WHEREAS, the Board deemed that the appeal should not be considered at this time without the required information.

ACTION OF BOARD—Appeal withdrawn without prejudice; applicant will request reinstatement when a tenant is selected for a type of manufacturing so that consideration can be given to the conditions.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

502-54-A

APPLICANT—Louis I. Becker, for Allwyn Contracting Co., Inc., owner.

SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150-47 to 150-49 Hillside avenue, north side, 470 ft. east of 150th street, 2nd floor, Block 9706, Lot 78, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

931-50-A

APPLICANT—Keogh, Brennan and Maged, for Cunningham Oaks, Inc., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—215-04, 215-06, 215-10 and 215-12 69th avenue, 69-05, 69-07, 60-09 to 69-17, 69-19 to 69-27 215th street; 69-04, 69-06, 69-08 to 69-16, 69-18 to 69-26 Bell boulevard (Block 7638, Lot 12); 69-11 to 69-51 213th street, 69-04, 69-06, 69-30 to 69-36 215th street; 214-12 and 214-14 69th avenue; 213-05 to 213-29, 214-03, 214-05, 214-09, 214-11 73rd avenue (Block 7636, Lot 7); 210-06 to 210-22, 211-02 to 211-20, 212-02 to 212-16, 213-12 to 213-30, 214-06, 214-08 69th avenue; 210-05 to 210-25, 211-01 to 211-21, 212-01 to 212-21 73rd avenue; 69-05, 69-07, 69-15 to 69-53 210th street; 69-04, 69-06, 69-10 to 69-44, 69-48, 69-50 213th street (Block 7633, Lot 1), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph L. Maged.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 14, 1954, at 2 P. M. for further consideration and decision after applicant reports to Board as to labeling of burners and pre-heaters.

324-52-A

APPLICANT—Keogh, Brennan and Maged, for Alley Park Housing Corp., owner.

SUBJECT—Application April 23, 1952—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—61-51 to 61-53 Springfield boulevard; 221-52 to 221-78 Horace Harding boulevard; 221-07 to 221-29 64th avenue; 61-20 to 61-78 223rd place; 61-02 to 61-16 224th street (Block 7644, Lot 2); 61-19 to 61-69 and 64-01 to 64-71 223rd place; 61-22 to 61-52 and 64-02 to 64-40 224th street; 223-01 to 223-63 65th avenue (Block 7558, Lot 2); 224-27 to 224-65 67th avenue; 64-03 to 64-39 and 65-27 to 65-57 224th street; 224-02 to 224 64th avenue and 65-01 to 65-25 65th avenue (Block 7660, Lot 2), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph L. Maged.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

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ACTION OF BOARD—Laid over to September 14, 1954, at 2 P.M. for further consideration and decision after applicant reports to Board as to labeling of burners and pre-heaters.

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 14, 1954, at 2 P.M. for applicant to obtain new decision from the Borough Superintendent.

420-53-A—Vol. II

APPLICANT—Prowler and Sushan, for Pierre Allen, owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—387-389 Bedford Park boulevard, east side, 80 ft. south of Decatur avenue, 1st floor and cellar, Block 3280, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: H. M. Sushan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, 10 A.M. for inspection and decision.

702-53-A

APPLICANT—Ferdinand Savignano, for 176 Grand St. Corp., owner.

SUBJECT—Application September 4, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—176-180 Grand street, north side, 24 ft. 9 in. east of Market place, Block 471, Lot 25, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, at 10 A.M. for inspection and decision.

731-53-A

APPLICANT—Elias K. Herzog, for 1351 Amsterdam Realty Corp., owner (Hart Iron Works, lessee).

SUBJECT—Application October 13, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1351 Amsterdam avenue, east side, 25 ft. south of West 126th street and 470 West 126th street, Block 1966, Lot 108, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, 10 A.M. for inspection and decision.

888-53-A

APPLICANT—Siegel and Green, for Frederick C. Thomson, owner (Arrow Cleaners and Dyers, Inc., lessee).

SUBJECT—Application December 16, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—637 East 132nd street, north side, 150 ft. west of Cypress avenue, Block 2546, Lot 64, Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to July 27, 1954, 10 A.M. for inspection and decision.

927-53-A

APPLICANT—Elias K. Herzog, for 471 Park Avenue Corp., owner.

SUBJECT—Application December 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—115 East 57th street, north side, 130 ft. east of Park avenue (Block 1312, Lot 6), Borough of Manhattan.

APPEARANCES—

For Applicant: Elias K. Herzog.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, 10 A.M. for inspection and decision.

5-54-A

APPLICANT—Samuel Katz, owner.

SUBJECT—Application January 6, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—Block bounded by College Point Causeway, 30th avenue, 122nd street and Tallman boulevard (Block 4395, Lot 1, Block 4393, Lots 1 and 32 and Block 4392, Lots 1 and 27), College Point, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to July 27, 1954, 10 A.M. for applicant and fire department inspector to be present.

139-54-A

APPLICANT—Arnold W. Lederer, for Richard J. Cerosa, owner.

SUBJECT—Application February 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4218 Fort Hamilton parkway, northwest corner of 43rd street (Block 5596, Lots 49-51), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, 10 A.M. for inspection and decision.

160-54-A

APPLICANT—Lama, Proskauer and Prober, or The National Sugar Refining Co., owner.

SUBJECT—Application filed March 5, 1954 to permit the erection of a roof sign in the vicinity of the site of the United Nations Headquarters.

PREMISES AFFECTED—1-02 to 1-20 (1-10 official) 56th avenue and 56-01 to 56-39 1st street, southeast corner and 56-02 to 56-24 2nd street, Block 3, Lot 1, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Ernest A. Gross, for the United Nations, and William Doyle, for the City Construction Coordinator.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Laid over to July 27, 1954, 10 A.M. for applicant to file revised plans.

193-54-A

APPLICANT—Simon B. Zelnik, for 14 West 17th Street Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—14-16 West 17th street, south side, 250 ft. west of 5th avenue (Block 818, Lot 59), Borough of Manhattan.

APPEARANCES—

For Applicant: Simon B. Zelnik, J. J. Schwartz and I. J. Hirshman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, at 10 A.M. for applicant to file more complete plans and for decision.

296-54-A

APPLICANT—Patrick D. Concagh, for Waldorf Astoria Hotel Corp., owner.

SUBJECT—Application April 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—301-309 Park avenue, 538-556 Lexington Avenue, 81-121 East 49th street and 80-120 East 50th street, entire block (Block 1304, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Patrick D. Concagh and John J. Regan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, at 10 A.M. for inspection and decision.

335-54-A

APPLICANT—Brook Refrigerating Co., Inc., for New York Central Railroad, owner.

SUBJECT—Application March 31, 1954—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—529-533 Westchester avenue, north side, 120 ft. east of Brook avenue (Block 2359, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Abraham Greenberg.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to July 27, 1954, 10 A.M. for inspection by representative of Fire Department and report to the Board.

394-54-A

APPLICANT—Irving Kudroff, for Gertrude Parkas and Ida G. Levine, owners.

SUBJECT—Application May 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—249-253 William street and 7-11 New Chambers street, northwest corner (Block 119, Lots 37 and 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, 10 A.M. for inspection and decision.

524-54-A

APPLICANT—H. G. Meinke, for Consolidated Edison Co., of New York, Inc., owner.

SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—135-169 John street, north side, from Gold street to Hudson avenue, Block 12, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: T. R. Galloway and H. G. Meinke.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, 10 A.M. for further consideration and decision; applicant to file copy of ruling of fire department.

220-16-BZ

APPLICANT—Leonard F. Rothkrug, for Bungalow Bar Corp., owner.

SUBJECT—Application for consideration—reopening and amendment as to additional width of door—re Application (decision of the superintendent of buildings), previously granted on condition, permitting in a business district the extension of an existing garage.

PREMISES AFFECTED—835-40 Street, north side 275 feet west of Ninth avenue, Block 916, Lot 53, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors..... 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 5, 1916, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 5, 1916, by adding thereto:

"that the existing garage building granted by resolution above cited may have an additional entrance thereto, as passed on by the Borough Superintendent under Bldg. Notice 512/54, disapproved July 6, 1954, Objection 1, provided such new door is constructed of the width of 16 feet as shown on revised plan marked 'Received July 7, 1954' (1 sheet); and that in all other respects the resolution above cited shall be complied with."

45-36-BZ—Vol. II

APPLICANT—Paul Friedman, for Neptune Operating Corp., owner (Carlton Motors Inc., proposed lessee).

SUBJECT—Application for consideration—reopening and to amend as to signs re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district the erection and maintenance of an automobile show-room, motor vehicle repair shop (accessory to authorized auto dealer's use); and to permit for a term of twenty years, the erection and maintenance of a gasoline service station, auto washing, lubrication, storage and sale of auto parts, and accessories and offices, and to permit the parking of customers' and employees' cars (no fee to be changed).

PREMISES AFFECTED—1924-1938 Broadway and 1922-2016 Eastern Parkway Extension, southeast corner Block 1540, Lot 70, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors..... 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 28, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 28, 1953, under Vol. II, by adding thereto:

"that all signs for automobile showrooms and accessory motor vehicle repair shop may be as proposed and as indicated on plans filed with this request for amendment marked 'Received July 1, 1954' (2 sheets); that as to the portion of the premises occupied by the gasoline station, in addition to the signs hereinbefore permitted, there may be maintained at the entrance to lubrication and washing bays, signs as indicated on plan above cited." (N.B. 173/53.)

1023-41-BZ

APPLICANT—Max Horn, for St. Georges Church, owner (Harry Zeitlin, lessee).

SUBJECT—Application for consideration—reopening and amendment as to additional curb cut—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—162 Beach 110th street, northeast corner of Ocean promenade, Block 654, Lot 42, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: M. Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors..... 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 28, 1942, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on March 18, 1952; and

WHEREAS, the term of variance was extended from time to time and last extended on March 2, 1954; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 28, 1942, as thereafter *amended* by resolutions adopted through March 2, 1954, by adding thereto:

"that an additional curb cut, as passed on by the Borough Superintendent under B.N. 1054/53, disapproved January 28, 1954, may be permitted in the location and of the width shown on revised plans marked 'Received July 7, 1954' (1 sheet), *on condition* that in all other respects the resolutions above cited shall be complied with."

90-42-BZ—Vol. III

APPLICANT—Henry George Greene, for Abraham Rubenstein, owner.

SUBJECT—Application for consideration—reopening and

consider use of adjacent parking area with gasoline station—re Application (decision of the borough superintendent), previously withdrawn, under section 7h of the zoning resolution, permit in a business use district, the extension in area of plot, such extension to be used for additional parking and storage of motor vehicles in conjunction with existing gasoline service station, lubritorium, auto laundry, sale of accessories, motor vehicles repairs, and office; and the parking and storage of motor vehicles upon unbuilt portion of plot.

PREMISES AFFECTED—West side of Edward L. Grant Highway, 345.85 ft. north of Jerome avenue, Block 2506, Lots 44, 46 and 48, Borough of the Bronx.

APPEARANCES—

For Applicant: Arthur P. McNulty.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors..... 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on November 27, 1951, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on May 27, 1952; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant has requested that the lot adjoining the gasoline station be used under the control of the owner of the gasoline station and requests that the fence required on the lot line between the gasoline station and the parking lot be removed as may be necessary to allow the parking lot to be operated not as a part of the gasoline station, but under the jurisdiction of the gasoline station operator for the conforming use as approved.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 26, 1952, as amended by approval of plans on May 27, 1952, by adding thereto:

"that in view of the proposal to use the adjoining lot for parking, permit for which has been issued by the Department of Housing and Buildings, the fence required between this gasoline station and the proposed adjoining parking lot may be partly removed as may be necessary, so that the parking lot can be operated in conjunction with the gasoline station, as passed upon by the borough superintendent under N.B. App. 212/51, disapproved April 15, 1954, *on condition* that in all other respects the resolutions above cited shall be complied with."

284-42-BZ—Vol. I

APPLICANT—Ribelle V. Perotto, for Matt David, owner.

SUBJECT—Application for consideration—reopening and amend as to additional two gasoline storage tanks—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a garage for more than five motor vehicles, lubritorium, dressing rooms and offices upon a plot occupied as a gasoline service station with individual garages.

PREMISES AFFECTED—1672-1680 86th street and 1-17 Bay 14th street, southeast corner, Block 6365, part of Lot 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ribelle V. Perotto.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors..... 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as
Vol. I, on April 6, 1943, on certain conditions; and

WHEREAS, the resolution was amended from time to time
and last amended on September 9, 1947; and

WHEREAS, the term of variance was extended on July 7,
1953; and

WHEREAS, the applicant requested an amendment of the
resolution.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on April 6, 1943, under
Vol. I as thereafter *amended* by resolution adopted July 7,
1953, as to extension of the term of the variance, by adding
thereto:

“* * * that the number of gasoline storage tanks may
be increased to a total of ten 550 gallon tanks, as passed
on by the Borough Superintendent under Gas Tank Ap-
plication 422/54, Objection 1, and as indicated on plan
filed with this request for amendment marked ‘Received
July 7, 1954’ (1 sheet).”

1130-48-BZ

APPLICANT—Ingram S. Carner, for Max Teplitsky, Ir-
ving Teplitsky and John C. Gabler, owners.

SUBJECT—Application for consideration—re reopening
and amendment as to additional curb cuts and wood building
—re Application (decision of the borough superintendent),
previously granted on condition, under section 7e of the
zoning resolution, permitting for a term of years in a resi-
dence and local retail use district, the maintenance of a
golf driving range.

PREMISES AFFECTED—231-05 Northern boulevard,
northeast corner of 231st street, block 8084 part of Lot 122;
Block 8086, Lot 1; Block 8087, Lots 20, 30 and 50 and Block
8088, Lots 76 and 84, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant. Ingram S. Carner.

For Administration: Samuel L. Becker, Dep’t of Housing
and Buildings.

ACTION OF BOARD—Application reopened and resolution
amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on
March 22, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work
was extended on June 28, 1949; and

WHEREAS, the term of variance was extended on November
4, 1953; and

WHEREAS, the applicant requested an amendment of the
resolution.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on March 22, 1949, as
thereafter *amended* by resolutions adopted through November
4, 1953, by adding thereto:

“* * * that additional curb cuts may be permitted,
as proposed and as indicated on revised plans filed here-
with marked “Received July 16, 1954” (1 sheet), on
which plan as shown woven wire fences required by
the Board’s resolution, which the applicant stated are
being erected, and to permit the erection of a temporary
frame building not exceeding 100 sq. ft. in area, for golf
ball distribution, as passed on by the Borough Superin-
tendent under N.B. 6319/48, disapproved June 21, 1954.”

121-49-BZ

APPLICANT—Herman Furrer, owner.

SUBJECT—Application for consideration—reopening as to
amendment in reduction in size of building—re Application
(decision of the borough superintendent), previously granted
on condition, under section 7c of the zoning resolution,
permitting in a business use district, the extension in area
of accessory building on existing gasoline service station,
to be used as an office, lubricatorium, auto laundry, showroom,
storeroom, motor vehicle repair shop and storage of more
than five motor vehicles waiting to be serviced (no fee).

PREMISES AFFECTED—96-16 to 96-24 Metropolitan
avenue and 87-45 to 87-53 69th avenue, southwest corner,
Block 3886, Lot 845, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Herman Furrer and Charles J. Wolfe.

For Administration: Samuel L. Becker, Dep’t of Housing
and Buildings.

ACTION OF BOARD—Application reopened, resolution
amended and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on
June 7, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work
was extended from time to time and last extended on July
14, 1953; and

WHEREAS, the applicant requested an amendment of the
resolution.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on June 7, 1949, as
amended by resolutions adopted through July 14, 1953, by
adding thereto:

“that the size of the accessory building may be reduced
for the portion in construction, as indicated on revised
plans marked ‘Received July 8, 1954’ (3 sheets), and as
passed on by the Borough Superintendent under Alt. 95/49,
disapproved July 7, 1954, on condition that in all other
respects the resolutions above cited shall be complied
with; and that in view of the statement by the applicant
that plans have been approved by the Borough Superin-
tendent and the application is active in his department,
that all permits required shall be obtained and all work
completed within the requirements of Section 22A of the
zoning resolution.” (Alt. 95/49).

864-51-BZ

APPLICANT—Max Horn, for Fenimore Rag Co., Inc.,
owner.

SUBJECT—Application for consideration—reopening and
extension of time to complete—re Application (decision of
the borough superintendent), previously granted on condi-
tion, under section 7c of the zoning resolution permitting
in a business use district the change in occupancy of second
floor of existing building from storage of auto parts to
junk storage, and to permit a one story extension to exist-
ing building to be used for the storage of junk.

PREMISES AFFECTED—653-657 Parkside avenue, north
side, 292 ft. 6 in. west of Nostrand avenue, Block 5050,
Lots 66, 68 and 70, Borough of Brooklyn.

APPEARANCES—

For Applicant: M. Horn.

For Administration: Samuel L. Becker, Dep’t of Housing
and Buildings.

ACTION OF BOARD—Application reopened and time to
complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 2, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 2, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"* * * * that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (Alt. 3461/51)

955-23-BZ—Vol. II

APPLICANT—Siegel and Green, for 206 East 56th Street Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II and extension of use-roof, parking subject to regular procedure—re Application (decision of the superintendent of buildings), previously granted on condition, under section 7c of the building zone resolution, permitting in a business district, the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—206-14 East 56th street, south side, 110 ft. east of Third avenue, Block 1329, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use, roof parking.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4

Negative 0

1357-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Marvel I. Hory, owner.

SUBJECT—Application for consideration—reopening as Vol. II and consider proposed use previously withdrawn—subject to regular procedure—re Application (decision of the borough superintendent), previously withdrawn, under section 21 of the building zone resolution, permitting in a business district, the erection and maintenance of a distributing station, motor vehicle repair shop and showrooms (previously dismissed for lack of prosecution).

PREMISES AFFECTED—4467-4479 Broadway and 700-706 West 192nd street, southwest corner, Block 2180, Lot 513, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider proposed use; formerly withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4

Negative 0

461-37-BZ—Vol. IV

APPLICANT—Sylvan Bien, for 260 Madison Avenue Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. IV and consider proposal for parking on vacant portion of plot subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under sections 7b and 7c of the zoning resolution, permitting in restricted retail and residence use district, the erection of business building, stores and office and garage without required rear yard.

PREMISES AFFECTED—22-B East 39th street, south side, 23 East 38th street, north side, 98 ft. east of Madison avenue, Block 868, Lot 53, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Brody.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure, to consider proposal for parking on vacant portion of plot.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4

Negative 0

627-39-BZ—Vol. III

APPLICANT—Henry C. Brockman, for Gulf Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. III and alteration and rearrangement subject to regular procedure re Application (decision of the borough superintendent), previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the parking and storage of more than five motor vehicles, on an existing gasoline service station.

PREMISES AFFECTED—2642-2666 Fulton street, 37-43 Pennsylvania avenue, southeast corner, and 108-112 New Jersey avenue, Block 3670, Lot 18, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider alteration and rearrangement of premises.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4

Negative 0

246-41-BZ—Vol. II

APPLICANT—H. C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—re reopening as Vol. II and extension of building subject to regular procedure—re Application (decision of borough superintendent), previously granted on condition, under section 7c of the building zone resolution, permitting in a business use district, the alteration and reconstruction of a gasoline service station.

PREMISES AFFECTED—2430-2432 Richmond road and 1 New Dorp Lane, northeast corner, Block 3627, Lot 1 and part of Lot 8, New Dorp, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of building.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4

Negative 0

MINUTES

376-42--BZ--Vol. III

APPLICANT—Edward Handelman, for Standard Properties Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III and new proposal as to parking lot without connection to garage subject to regular procedure,—re Application (decision of the borough superintendent) previously withdrawn without prejudice after public hearing, under sections 7c and 7h of the zoning resolution, permitting in a residence and restricted retail use district, the demolition of existing building on Lot 50 and the use of lot for the parking of motor vehicles in conjunction with public garage and repair shop on adjoining Lot 52 by the proposed openings in northerly lot line wall to permit ingress and egress from proposed parking lot.

PREMISES AFFECTED—262 Fulton street, west side, 167 ft. 11 in. south of Clark street and 8-14 Clinton street, Block 238, Lots 50 and 52, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Handelman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III to consider new proposal for parking, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors..... 4
Negative 0

13-53-BZ

APPLICANT—Harold J. Hughes, for Cortland Realty Co. of New York, owner. (Phil Schoenberg, lessee.)

SUBJECT—Application for consideration—reopening and restore to docket—dismissed for lack of prosecution—re Application (decision of the borough superintendent), under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—40-50 80th street, northwest corner of 41st avenue, Block 1490, Lot 18, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Harold J. Hughes and Irving Schoenberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, restored to the docket; previously dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors..... 4
Negative 0

Adjourned: 5:25 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on December 22, 1953, as they appeared in Bulletin No. 52, Vol. 38, are hereby corrected to read as follows:

307-53-BZ

APPLICANT—Kenneth W. Milnes, for Louis L. and Edna L. Hosler, owners.

SUBJECT—Application April 21, 1953—(decision of the borough superintendent) under sections 7i and 21 of the zoning resolution, to permit in a residence and business-1 use district, the reconstruction and extension of existing structure used as an auto sales showroom, motor vehicle repair shop and servicing, for a recognized car agency, and to permit the open portion of plot to be used for the parking of employees' and patrons' cars.

PREMISES AFFECTED—438 Richmond avenue, northwest corner of Burden avenue (Block 1101, Lot 62), Port Richmond, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 22, 1953 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Burden avenue are in residence and business-1 use, D and E area, class 1 and 1½ height districts; Richmond avenue is in a business-1 use, D and E area and class 1 and 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 1, 1953 acting on Alt. Applic. 64-53, reads:

"1. This proposed alteration to a non-fireproof auto repair shop is not permitted, as it is contrary to a use permitted in a Business-1 and Residence use district. (Zoning Resolution, Art. II Sec. (4) (a) (29) and Sec. 3).

2. The proposed use of the open space to the west of the existing building as a parking lot for 5 cars max. for employees is not permitted, as it is contrary to a use permitted in a Residence use district. (Zoning Resolution Art. II, Sec. 3)."

and

WHEREAS, the applicant states that the premises consist of a plot, 126.32 and 142.75 ft. frontage by 142.75 ft. in depth, irregular, on which is located a one story brick structure used as an auto showroom, motor vehicle repairs and servicing of agency cars, and the parking of cars in business use area; that it is proposed to reconstruct the existing structure and add an extension, one story in height, 25 ft. by 30 ft., and to parking in residence portion of plot; and

WHEREAS, the applicant contends that the existing building, an agency for Cadillac cars only, containing showroom, motor vehicle repair shops, open area for parking of agency and customers' cars was the subject of an appeal originally granted under 267-16-BZ; that in 1947 a new application was filed to request permission to make certain improvements to the premises, including the demolition of a frame garment factory, extension of showroom and repair facilities, etc. which was also granted; that however, other than the demolition of the building and the resurfacing of that area, no other work was done under the grant by the Board; that in 1950, due to the serious illness of the then owner, the business was sold to the present owner and for the past two years the Cadillac firm has been insisting that the present repair and servicing facilities are inadequate to the needs of the agency and that the minimum improvement to the premises should be as indicated on plans filed with this application; that the work proposed under this application is a great deal less in scope than under the permission granted by the Board in 1947; that the showroom will not be increased in size, there will be no additional curb cuts on Richmond avenue, one 15 ft. curb cut is proposed from the open yard to Burden avenue and there will be no vehicle entrance from the repair shop to Burden avenue; that to the west of the existing and proposed repair shop building, there is an open area with approximately 35 ft. frontage on Burden avenue; that as this area is completely separated from the rest of the lot, permission is requested to grade this portion, surface it and use it for the parking of employees' cars during the day; that as this is the sole agency for Cadillac cars on Staten Island, it is of course of extreme necessity to the owner that the premises be maintained in a

MINUTES

condition acceptable to the Cadillac people; that it is hoped that the Board, after an inspection of the premises, will see the need for the proposed improvement and give every consideration to the merits of this appeal; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions h and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivisions h and i, of the zoning resolution, for a term of five (5) years, to permit minor automobile repairing, as proposed, in connection with the sales agency maintained within the building, *on condition* that such repairing shall be *as previously permitted* and shall be done entirely within the building and shall be of a type usually carried on in a sales agency dealing in cars for which they are the agents, and to permit in the open space to the west the parking of cars awaiting service and the cars of employees, on condition that the premises shall not be increased in height or area, and this variance shall continue only so long as the premises are substantially as now indicated on plans filed with this application marked "Received April 21, 1953," 4 sheets; that all permits shall be

obtained and all work completed within six (6) months from the date of this resolution.

* Correction—In reference to motor vehicle repairing, the words "shall be mainly with hand tools" deleted in the resolution and the words "*as previously permitted*" inserted therefor, as indicated in italics.

COURT DECISIONS

(Continued from page 1137)

Church v. Walsh, 244 N. Y., 280, 287). Petitioner has failed to demonstrate that it has been "illegally oppressed" (Matter of Reed v. Board of Standards and Appeals, 255 N. Y., 126, 136). Motion accordingly is granted." (From N. Y. L. J., June 23, 1954, p. 8.)

* * * *

Matter of Bock v. Murdock:—On November 24, 1953, the Board denied an application under Section 7, subdivision f, of the Zoning Resolution, for a variance to permit in a business use district the erection and maintenance of a gasoline service station and lubritorium (previously denied and later reopened and granted by the Board; action of the Board was reversed in Supreme Court and upon Court review was referred back to Board by Appellate Division); Cal. No. 203-47-BZ, Vol. II; premises 1070-1090 East 35th Street, west side, and 1715-1727 Flatbush Avenue, east side and intersection of Avenue J, Flatbush Avenue and East 35th Street, Borough of Brooklyn. At Special Term, Supreme Court, Kings County, Mr. Justice Cohen sustained the Board and dismissed the proceeding. (N. Y. Law Journal, July 8, 1954, page 5.)

NOTICE

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description, the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority

CHAPTER 508 OF 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight,

and such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

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RULES

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 31

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, Chief Clerk

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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and 680-52-A—Vol. II.

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PETITIONS FOR CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS

On July 20, 1954, Copy of Petition and Order of Certiorari was
served on the Board by Mr. Arthur P. McNulty, attorney for Cromwell
Avenue Garage Corp., owner, seeking a review of the Board's deter-
mination on June 8, 1954, denying application under Section 7, sub-
divisions f and i, of the Zoning Resolution, to permit in a business
use district the erection and maintenance of a gasoline service station,
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accessories and an office, and to permit parking and storage of more
than five motor vehicles on unbuilt-upon portion of plot; Cal. No. 739-
39-BZ, Volume II; Premises 1722-1730 Lexington Avenue and 128-130
East 108th Street, southwest corner of Lexington Avenue and 108th
Street, Borough of Manhattan.

On July 21 1954, Copy of Petition and Order of Certiorari was
served on the Board by Mr. Reginald S. Hardy, attorney for petitioner,
West End Development Corp., lessee, seeking a review of the Board's
determination on May 25, 1954, denying an application under Section
7, subdivision e, of the Zoning Resolution, to permit in a residence
use district the erection and maintenance of a gasoline service station
for servicing of boats, with two curb cuts to be used as business en-
trances, a bathing beach, a boat basin including storage, rental, anchorage
and repairs of small boats, and to erect an approved type quonset hut to
be used as a luncheonette, office and sale of boat equipment, and to
erect shower stalls and lockers, and anchor floats to pier, for a term of
fifteen years; Cal. No. 296-53-BZ; Premises 3701-3771 Bayview Avenue,
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PUBLIC HEARINGS

Tuesdays at 10 a. m. to 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

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be printed in the Bulletin of August 10, 1954.)

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591-54-SM—Wolverine Brass Works Non-Syphon Ball-cocks, with different shanks, Types 1871½ IL and 1872 SL, manufactured by Wolverine Brass Works, Material.

592-54-BZ—H.B.Bx.—205 West Fordham road, west side, 391.18 ft. east of Major Deegan boulevard and Landing road, Block 3236, Lot 220, Borough of The Bronx, N.B. 1054-53—re erection and maintenance of gasoline service station.

593-54-A—H.B.B.—144 Clermont avenue, west side, 71 ft. north of Myrtle avenue, Block 2045, Lot 92, Borough of Brooklyn, Alt. 486-54—re required rear yard, etc.

594-54-A—H.B.Q.—64-13 Rockaway Beach boulevard, south side, 80.86 ft. east of Beach 65th street, Block 396, Lot 5, Far Rockaway, Borough of Queens (under section 35, General City Law—re premises in bed of mapped street—proposed widening of Rockaway Beach boulevard), Alt. 911-54—re building in bed of mapped street.

595-54-A—H.B.Q.—149-59 21st avenue, north side, 95 ft. west of 150th street, Block 4671, Lot 28, Whitestone, Borough of Queens, Alt. 1223-53—re required height, egress and yards and courts of M.D.

596-54-A—H.B.B.—1301 President street, north side, 300 ft. west of Brooklyn avenue, Block 1277, Lot 62, Borough of Brooklyn, Alt. 1303-54—re non-fireproof construction, egress and live load.

597-54-A—H.B.Q.—132-03 Beach Channel drive and 565 Beach 132nd street, southwest corner, Block 679, Lot 8, Belle Harbor, Borough of Queens, Revocation of Permit issued re Alt. 2159-53—Frame building.

598-54-SA—Preqay Gas Oven Bake Unit, Model 45781-0 and Preway Gas Top Cook Unit, Model 45786-0, manufactured by Preway Inc., Appliance.

599-54-BZ—H.B.Q.—255-13 Northern boulevard, north side, 55.05 ft. west of Glenwood street, Block 8139, Lot 41, Little Neck, Borough of Queens, N.B. 1255-54—re erection of 7 private garages, entrance more than 75 ft. from residence use district.

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601-54-SA—Ajax Filter, Model 34 WP, manufactured by Ajax Machine and Water Cooler Corp., Appliance.

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603-54-SM—K-System Concrete Construction, manufactured by Edward S. Klausner, Material.

604-54-SM—Gold Bond Gypsum Plaster and Gold Bond Gypsum Lath Ceiling with Gold Bond Clip-Lok System (1 hr. fire-resistive ceiling under steel joists), manufactured by National Gypsum Co., Material.

605-54-SA—Commander Bake Oven (electric), Models 12, 18, 24, 32, 36 and 40, manufactured by Despatch Oven Co., Appliance.

606-54-SA—Commander Bake Oven (gas-fired), Models 12, 18, 24, 32, 36 and 40, manufactured by Despatch Oven Co., Appliance.

607-54-SA—Commander Bake Oven (indirect gas-fired, Models 12, 18, 24, 32, 36 and 40, manufactured by Despatch Oven Co., Appliance.

608-54-SA—Commander Bake Oven (oil-fired), Models 12, 18, 24, 32, 36 and 40, manufactured by Despatch Oven Co., Appliance.

609-54-SA—Baker Boy Bake Oven (gas-fired), Models 4, 8, 12 and 18, manufactured by Despatch Oven Co., Appliance.

610-54-SA—Baker Boy Bake Oven (electric heated), Models 4, 8, 12 and 18, manufactured by Despatch Oven Co., Appliance.

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330-54-A—H.B.Q.—90-01 Parsons boulevard, southeast corner of 90th avenue, Block 9756, Lot 28, Jamaica, Borough of Queens, Alt. 781-54.

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SEPTEMBER 14, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 14, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re vocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

20-43-BZ

APPLICANT—George H. Cohn, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the

approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises.

757-53-BZ

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five cars on first and second floors, to office, storage of paper stock and twine on first floor, and manufacture of paper boxes and storage of paper stock on second floor.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

Laid over from June 8, 1954, to September 14, 1954, at request of applicant. Applicant to notify property owners in affected area by registered mail within two weeks of adjourned date.

758-53-A

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Concord Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

218-54-BZ

APPLICANT—Ingram S. Carner, for Rosalie Krenkel and Louis Mintz, owners.

SUBJECT—Application March 30, 1954—(decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (automatic), storage and sale of accessories and the parking of motor vehicles waiting to be serviced, with an entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—5401-5427 Flatlands avenue and 1187-1197 East 54th street, northeast corner, Block 7780, Lots 9, 14 and 15, Borough of Brooklyn.

Laid over from July 13, 1954, to September 14, 1954, at request of attorney for objectors; no further requests for adjournments.

131-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station and store, to include lubricatorium, car wash, motor vehicle repair shop, store and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision without further argument; then to September 14, 1954, applicant to file revised plans.

132-54-A

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

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SUBJECT—Application February 15, 1954—filed pursuant to section 35, General City Law re premises in bed of proposed widening of Parsons boulevard and 20th avenue.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district portion of a lot located in a residence and unrestricted use, A area district the erection and maintenance of an additional building, using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision without further argument; hearing closed; then to September 14, 1954, for further consideration by the Board and decision; hearing previously closed.

95-54-BZ

APPLICANT—Bishop G. Polizoides, for Sophie Polis, owner.

SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the erection and maintenance of a two family dwelling without the required set back.

PREMISES AFFECTED—111-04 38th avenue, southeast corner of 111th street, Block 1783, Lot 11, Corona, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision; hearing closed; then to September 14, 1954, for decision after applicant has filed revised plan, as suggested.

211-54-BZ

APPLICANT—A. David Rosen, for Henry Bender, owner (George J. Caron and Harry Taylor, lessees).

SUBJECT—Application March 23, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the erection and maintenance of an automobile laundry (automatic), conducted as the principal business of establishment.

PREMISES AFFECTED—36-32 21st street, west side, 123.04 ft. north of 37th avenue, and 36-31 14th street, Block 349, Lot 5, Long Island City, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision; hearing closed; then to September 14, 1954, at 10 A.M. for applicant to file revised plans.

755-53-BZ

APPLICANT—Nathaniel C. Saxe, for Ruby Goldenberg, owner.

SUBJECT—Application October 22, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—31-50 Seagirt avenue and 178 Beach 32nd street, southeast corner (Block 300, Lot 1), Edgemere, Borough of Queens.

Laid over from June 15, 1954, for inspection and decision; date to be set. The applicant has amended the basis of his application to read Section 7, Subdivision h instead of Section 7, Subdivision e; then set for July 27, 1954; then to September 14, 1954, for applicant to file revised plans.

225-36-BZ—Vol. II

APPLICANT—Lamb and Lamb, for The North American Holding Corp., owner.

SUBJECT—Application reopened March 9, 1954, as Vol. II—re (decision of the borough superintendent) under section

7e of the zoning resolution, to permit in a residence and business use district for a term of twenty years, the use of part of the first floor as stores, in existing class A multiple dwelling.

PREMISES AFFECTED—1188 Grand Concourse and 180-188 East 167th street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

Laid over for inspection and decision; hearing closed; date for decision to be set; and then set for July 27, 1954; then to September 14, 1954, for further consideration.

189-49-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner (Cities Service Oil Company, lessee).

SUBJECT—Application reopened September 22, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station and accessory building to include lubritorium, car washing, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—6571 Broadway, northwest corner of West 260th street, Block 3423N, Lot 1059, Borough of The Bronx.

Laid over from June 29, 1954, for inspection and decision; hearing closed; date for decision to be set; then set for July 27, 1954; then to September 14, 1954, for the applicant to file revised plans.

480-24-BZ—Vol. II

APPLICANT—Jack Oxenhandler, for Lena Oxenhandler, owner (Bell Service Station, lessee).

SUBJECT—Application reopened May 11, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7h and 7i of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension in area of existing gasoline service station to include lubritorium, auto laundry, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1925-1931 Broadway and 2018-2032 Eastern parkway extension, northeast corner, Block 3472, Lot 106, Borough of Brooklyn.

641-30-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Alhen Holding Corp., owner.

SUBJECT—Application reopened February 17, 1953 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the extension in use and area of existing gasoline service station, to be used as a lubritorium, non automatic car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—207-06 Hillside avenue and 88-01 to 88-09 207th street, southeast corner, Block 10582, Lot 1, Hollis, Borough of Queens.

441-51-BZ—Vol. II

APPLICANT—Lama, proskauer and Prober, for Joseph Coscia, owner.

SUBJECT—Application reopened January 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution to permit in a residence use, C area district, the alteration and extension of existing building, using more than the area permitted and without the required rear yard, and to permit the change of use from storage garage for more than five motor vehicles, and auto repair shop to storage garage for more than five motor vehicles, auto repair shop, lubrication, car washing and office on first floor and storage garage on second floor.

PREMISES AFFECTED—353-367 91st street, north side, 154 ft. 8 $\frac{5}{8}$ in. west of 4th avenue, Block 6081, Lots 77, 78 and 79, Borough of Brooklyn.

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181-41-BZ—Vol. II

APPLICANT—Jerome Voletsky, for Jacques Galef, owner (Jacob Goldstein, lessee).

SUBJECT—Application reopened July 27, 1954 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—302-308 East 34th street, south side, 80 ft. east of 2nd avenue, Block 939, Lots 55-58, Borough of Manhattan.

478-53-BZ

APPLICANT—Joseph Amaru, for James Muro and Edward Muro, owners.

SUBJECT—Application June 18, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the maintenance of motor vehicle repair shop (including body and fender work), to existing gasoline service station, non storage garage for more than five motor vehicles, lubritorium, and car washing.

PREMISES AFFECTED—46-01 108th street, southeast corner of 46th avenue, Block 2002, Lot 1, Corona, Borough of Queens.

190-54-BZ

APPLICANT—Henry Nordheim, for Felix and Sadie Itkin and 415 Sound View Avenue, Inc., owners.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the extension to existing laundry, using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—415-421 Sound View avenue, west side, 10.91 ft. north of Underhill avenue and 416 Leland avenue, Block 3498, Lots 30, 31 and 32, Borough of The Bronx.

220-51-BZ—Vol. II

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application reopened July 8, 1952 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district, the proposed building and the change in occupancy from gasoline oil selling station and the parking and storage of more than five motor vehicles, to gasoline service station, accessory building to include store, utility room, lubritorium, auto-washing, motor vehicle repairs, storage and sale of accessories and to permit the existing parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neill avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

534-52-A

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application June 19, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neil avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

594-54-BZ

APPLICANT—Ingram S. Carner, for Shellrock Realty Corp., owner.

SUBJECT—Application April 13, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and unrestricted use district, the conversion of existing theatre and stores to factory and retail stores.

PREMISES AFFECTED—136-16 to 136-20 Farmers boulevard, west side, 104.76 ft. south of Garrett street, Block 12529, Lot 6, St. Albans, Borough of Queens.

295-54-A

APPLICANT—Ingram S. Carner, for Shellrock Realty Corp., owner.

SUBJECT—Application April 13, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—136-16 to 136-20 Farmers boulevard, west side, 104.76 ft. south of Garrett street, 2nd floor; Block 12529, Lot 6, St. Albans, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 14, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 14, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

249-54-A

APPLICANT—Loft Candy Corp., owner.

SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—38-38 9th street, northwest corner of 40th avenue (Block 476, Lot 1), Long Island City, Borough of Queens.

931-50-A

APPLICANT—Keogh, Brennan and Maged, for Cunningham Oaks, Inc., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—215-04, 215-06, 215-10 and 215-12 69th avenue, 69-05, 69-07, 69-09 to 69-17, 69-19 to 69-27 215th street; 69-04, 69-06, 69-08 to 69-16, 69-18 to 69-26 Bell boulevard (Block 7638, Lot 12); 69-11 to 69-51 213th street, 69-04, 69-06, 69-30 to 69-36 215th street; 214-12 and 214-14 69th avenue; 213-05 to 213-29, 214-03, 214-05, 214-09, 214-11 73rd avenue (Block 7636, Lot 7); 210-06 to 210-22, 211-02 to 211-20, 212-02 to 212-16, 213-12 to 213-30, 214-06, 214-08 69th avenue; 210-05 to 210-25, 211-01 to 211-21, 212-01 to 212-21 73rd avenue; 69-05, 69-07, 69-15 to 69-53 210th street; 69-04, 69-06, 69-10 to 69-44, 69-48, 69-50 213th street (Block 7633, Lot 1), Bayside, Borough of Queens.

324-52-A

APPLICANT—Keogh, Brennan and Maged, for Alley Park Housing Corp., owner.

SUBJECT—Application April 23, 1952—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—61-51 to 61-53 Springfield boulevard; 221-52 to 221-78 Horace Harding boulevard; 221-07 to 221-29 64th avenue; 61-20 to 61-78 223rd place; 61-02 to 61-16 224th street (Block 7644, Lot 2); 61-19 to 61-69 and 64-01 to 64-71 223rd place; 61-22 to 61-52 and 64-02 to 64-40 224th street; 223-01 to 223-63 65th avenue (Block 7558, Lot 2); 224-47 to 224-65 67th avenue; 64-03 to 64-39 and 65-27 to 65-57 224th street; 224-02 to 224-64th avenue and 65-01 to 65-25 65th avenue (Block 7660, Lot 2), Bayside, Borough of Queens.

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

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OWNERS OF PREMISES—Rudolph and Bertha Pollak,
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N.B. 567-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julis DeMasi and Florence Lociceio.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Dominick W. Ciminiello.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.

PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Anthony M. and Sarah Capuano.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Cono and Nancy Giardina.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglia, Jr.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rhersen and Beatrice Kaufman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 573-52 (constructed not in accordance with approved plans).

PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Henry and Dorothy Kurtz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11507-52 issued re N.B. 574-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Manuel and Theresa Molines.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Arthur and Julia Sussman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benjamin and Helen Katz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Max Kanak.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

702-53-A

APPLICANT—Ferdinand Savignano, for 176 Grand St. Corp., owner.

SUBJECT—Application September 4, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—176-180 Grand street, north side, 24 ft. 9 in. east of Market place, Block 471, Lot 25, Borough of Manhattan.

394-54-A

APPLICANT—Irving Kudroff, for Gertrude Parkas and Ida G. Levine. owners.

SUBJECT—Application May 19, 1954—Appeal from a decision of the borough superintendent.

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PREMISES AFFECTED—249-253 William street and 7-11 New Chambers street, northwest corner, Block 119, Lots 37 and 38, Borough of Manhattan.

335-54-A

APPLICANT—Brook Refrigerating Co., Inc., for New York Central Railroad, owner.

SUBJECT—Application March 31, 1954—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—529-533 Westchester avenue, north side, 190 ft. east of Brook avenue, Block 2359, Lot 1, Borough of The Bronx.

524-54-A

APPLICANT—H. G. Meinke, for Consolidated Edison Co., of New York, Inc., owner.

SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—135-169 John street, north side, from Gold street to Hudson avenue, Block 12, Lot 1, Borough of Brooklyn.

894-53-A

APPLICANT—Ervin Palmer, for Daspal Realty Corp., owner.

SUBJECT—Appeal filed December 10, 1953 from an order of the fire commissioner and decisions of the borough superintendent.

PREMISES AFFECTED—34 West 13th street, south side, 395 ft. east of Avenue of the Americas, Block 576, Lot 22, Borough of Manhattan.

910-53-A

APPLICANT—Leonard F. Rothkrug and Arnold W. Lederer, for Congregation Ahavath Achim (Woodruff Avenue Temple), owner.

SUBJECT—Application December 24, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—151-153 Woodruff avenue, north side, 145 ft. 7½ in. east of Ocean avenue (Block 5054, Lot 62), Borough of Brooklyn.

778-39-A—Vol. IV

APPLICANT—James E. McKillop, for Oak-Cal Realty Corp., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. IV—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—114-126 Green street, south side, 270 ft. east of Franklin street, Block 2522, part of Lots 16, 18 and 22, Borough of Brooklyn.

549-53-A

APPLICANT—B. & B. Cleaners and Tailors, Inc., owner.

SUBJECT—Application July 16, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—198-10 Linden boulevard, south side, 280 ft. east of 198th street, Block 12619, Lot 5, St. Albans, Borough of Queens.

543-53-A

APPLICANT—Pathway Optical Manufacturing Corp., lessee, for Madeira Mercantile Corp., owner.

SUBJECT—Application July 9, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—718 Broadway, east side, 250 ft. north of East 4th street, Block 545, Lot 11; 11th floor, Borough of Manhattan.

156-54-A

APPLICANT—Lee Schoen, for Eugene Schoen and Sons (Amalgamated Laundry Workers Health Center, Inc., owner).

SUBJECT—Application February 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—222-230 East 34th street, south side, 275 ft. east of 3rd avenue, Block 914, Lots 45-49, Borough of Manhattan.

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.

SUBJECT—Application March 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

247-52-A—Vol. II

APPLICANT—H. E. Horwood, for Webster-Hutton Co., owner (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened January 12, 1954 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—3200 Jerome avenue and 15 Van Cortlandt Park east, northeast corner, Block 3323, Lot 36, Borough of The Bronx.

341-54-A

APPLICANT—Joseph Lau, for Elaine McCrea, owner.

SUBJECT—Application (Restored to the docket 9/20/54) filed pursuant to Sec. 310 of the MDL for variation of the requirements of Sec. 27 subdivision 2(b) of the Multiple Dwelling Law as to minimum dimensions of yard; and variation of section 102 subdivision 6(j) and sections 103, 104 and 105 of the MDL as to exits.

PREMISES AFFECTED—297 10th avenue and 501-503 West 27th street, northwest corner, Block 699, Lot 30, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 21, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 21, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

1446-39-BZ—Vol. III

APPLICANT—A. H. Salkowitz, for North Shore Building Co., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service and selling station, lubricatorium, motor vehicle repairs and office, with a curb cut nearer the residence use district than is permitted and to permit the erection of a sign and sign standard above level of first story and projecting beyond the building line; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—34-67 Francis Lewis boulevard, northeast corner of 35th avenue, Block 6077, Lot 43, White-stone, Borough of Queens.

Laid over from July 20, 1954, to September 21, 1954, for further inspection and decision without further argument; hearing closed.

541-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Rusello, owner.

SUBJECT—Application reopened March 9, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district the combining of two buildings at rear of site into one building to be used as a motor vehicle repair shop, body and fender work, incidental paint and spray work; and to permit the erection and maintenance on the front of the site of a gasoline service station; lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the park-

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ing and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—9001-9011 4th avenue and 402-414 90th street, southeast corner, Block 6082, Lot 6, Borough of Brooklyn.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision without further argument; hearing closed.

814-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis Giancarulo, Dominick Bartenope, G. Carlino Inc., owners.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the demolition of all buildings on the plot and the reconstruction and extension of existing gasoline service station on lot 41 to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—94-102 4th avenue and 589-597 Warren street, northwest corner, Block 395, Lots 37-41 inclusive and Lot 43, Borough of Brooklyn.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed.

147-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruckner Boulevard Leasing Corp., owner.

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the maintenance of existing legal high speed (automatic) auto laundry and to permit the erection and maintenance, for a term of fifteen years of a gasoline service station, lubritorium, motor vehicle repairs, storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—482-504 Utica avenue, west side, from Midwood street to Maple street, 842-850 Maple street and 861-871 Midwood street, Block 4589, Lot 95, Borough of Brooklyn.

Laid over from July 20, 1954, to September 21, 1954, at request of objectors' representative; no further request for adjournment.

202-54-BZ

APPLICANT—Patrick D. Concagh, for Fannie DiLello, owner.

SUBJECT—Application March 18, 1954—(decision of the borough superintendent) under sections 7a, 7c and 7e of the zoning resolution, to permit in a residence use district the extension of accessory building on existing gasoline service station, lubritorium, car wash, motor vehicle repairs and office, to be used for lubritorium and car wash (non automatic).

PREMISES AFFECTED—3020 Eastchester road, east side, 150.06 ft. north of Adey avenue, Block 4766, Lots 43 and 46, Borough of The Bronx.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed.

269-54-BZ

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the extension to existing synagogue and community building using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—109-25 to 109-27 114th street, east side, 212.5 ft. south of 109th avenue, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed.

270-54-A

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—109-25 to 109-27 114th street, east side, 212.5 ft. south of 109th avenue, 1st floor, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

332-54-BZ

APPLICANT—Wechsler and Schimmenti, for 842 Broadway Associates, owner.

SUBJECT—Application April 23, 1954—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business and retail use district the change in occupancy of part of first floor and part of cellar to garage for more than five motor vehicles, by the construction of a ramp and new doors.

PREMISES AFFECTED—842-846 Broadway, northeast corner of East 13th street and 140-150 4th avenue, Block 565, Lot 21, Borough of Manhattan.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed.

375-54-BZ

APPLICANT—Charles C. Weinstein, for Salvator Molfetta, owner.

SUBJECT—Application May 11, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district the erection and maintenance of a storage garage, presently used for parking of our trucks on part of plot.

PREMISES AFFECTED—2841 Bruckner boulevard, northeast corner of Quincy avenue, Block 5306, Lots 103, 104, 107, 109 and 110, Borough of The Bronx.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision without further argument; hearing closed.

741-49-BZ—Vol. II

APPLICANT—Michael Dellacona, for Michael and John Dellacona, owners (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened April 28, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail use district, the extension to accessory building on existing gasoline service station, and the addition of two gasoline storage (550 gal.) tanks.

PREMISES AFFECTED—241-15 Hillside avenue, northwest corner of 252nd street, Block 7909, Lot 1, Bellerose, Borough of Queens.

89-51-BZ—Vol. II

APPLICANT—Charles M. Spindler and Joseph C. Haus, for Celestina Vastano, owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit for a term of fifteen years in a residence use, D area district, the erection and maintenance of a structure to be used as a freight transfer terminal, using more than the area permitted; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—218-228 Hamilton avenue and 690-692 Hicks street, southwest corner and 33-43 Luqueer street, Block 513, Lots 29, 33 and 35, Borough of Brooklyn.

435-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Emil Grolimund, Elizabeth Bischoff and Frieda Finkelstein, owners.

SUBJECT—Application reopened June 16, 1953 as Vol. II—re (decision of the borough superintendent) under sec-

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tions 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—169-02 to 169-10 (official 169-04) Union turnpike and 80-01 to 80-09 169th street, southeast corner, Block 7020, Lot 1, Flushing, Borough of Queens.

139-53-BZ

APPLICANT—Leonard F. Rothkrug, for P. J. Construction Corp., owner.

SUBJECT—Application February 27, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage, nearer to side and rear lot lines than is permitted.

PREMISES AFFECTED—110-40 Jewel avenue, south side, 200 ft. west of 112th street, Block 2231, Lot 26, Forest Hills, Borough of Queens.

199-54-BZ

APPLICANT—M. Martin Elkind, for Arthur I. Kraft, owner.

SUBJECT—Application March 16, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (retail stores).

PREMISES AFFECTED—61-27 to 61-43 Main street and 142-02 61st road, southeast corner, Block 6412, Lot 1, Flushing, Borough of Queens.

224-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Belzer Corp., owner.

SUBJECT—Application April 1, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a kiddie park, pony track, zoo area and office; and to permit the parking of patrons cars (no fee to be charged).

PREMISES AFFECTED—1904-1914 Linden boulevard and 788-852 Sheffield avenue, southwest corner, 463-485 Stanley avenue and 801-847 Georgia avenue, entire block, Block 4345, Lot 6, Borough of Brooklyn.

343-54-BZ

APPLICANT—Patrick D. Concagh, for Paris Realty Corp., owner.

SUBJECT—Application May 3, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—367-369 East 154th street, north side, 100 ft. east of Courtland avenue, Block 2401, Lots 35 and 36, Borough of The Bronx.

359-54-BZ

APPLICANT—Charles M. Spindler, for Muller Brothers Holding Corp., owner.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit the extension of storage warehouse located in the business use district portion, to extend into the residence use portion, using more than area permitted in a D area district, and to permit a business entrance nearer the residence use district than is permitted to proposed extension of parking and storage of motor vehicles.

PREMISES AFFECTED—101-08 to 101-28 Queens boulevard and 101-21 to 101-33 67th drive, southwest corner, Block 3171, Lot 28, Forest Hills, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 21, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 21, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

393-54-A

APPLICANT—J. T. Kelleher, borough superintendent.
OWNERS OF PREMISES—Thomas J. and Margaret White.

SUBJECT—Application May 18, 1954—re Revocation of Certificate of Occupancy Q87507, issued February 24, 1953, re N. B. 5106-52.

PREMISES AFFECTED—150-29 116th street, east side, 98.63 ft. north of North Conduit avenue, Block 11839, Lot 22, Ozone Park, Borough of Queens.

154-52-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Jamco Realty Co., owner (J. A. Melnick Co. Inc., lessee).

SUBJECT—Application reopened July 7, 1954 as Vol. II—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—129 51st street, north side, 206 ft. 8 in. west of 2nd avenue and 138-164 50th street, Block 788, Lot 25, Borough of Brooklyn.

552-54-A

APPLICANT—Charles N. and Selig Whinston, for Louis Katz and Henry Hirsch, owners.

SUBJECT—Application June 29, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—42 East 69th street, south side, 150 ft. west of Park avenue, Block 1383, Lot 43, Borough of Manhattan.

690-53-A

APPLICANT—Julius Chomsky, for Certified Properties, Inc., owner.

SUBJECT—Application reopened June 2, 1954 and restored to docket—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—202 East 12th street, south side, 84 ft. east of 3rd avenue, Block 467, Lot 10, Borough of Manhattan.

704-40-A—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for Murray A. Davis, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—12-14 Hauson road, northeast corner of Beach 13th street, Block 118, Lot 28, Far Rockaway, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 28, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 28, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

108-32-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner (Jack Curtin, lessee).

SUBJECT—Application reopened May 18, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension of accessory building on existing gasoline service station, to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, sale of used cars, and the parking and storage of more than five motor vehicles.

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PREMISES AFFECTED—2950-2958 Webster avenue and 401-411 Bedford Park boulevard, northeast corner, Block 3274, Lot 1, Borough of The Bronx.

168-49-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station including lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1441 Westchester avenue, northeast corner of Bronx River avenue, Block 3770, Lot 83, Borough of The Bronx.

790-53-BZ

APPLICANT—William A. Giesen, for Richard Griffin, owner.

SUBJECT—Application October 30, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension in use and area of an existing gasoline service station to include gasoline and oil selling station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories, store and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6161-6199 Broadway, southwest corner of West 251st street, Block 3415, Lots 1182, 1186 and 1187, Borough of The Bronx.

96-54-BZ

APPLICANT—Lawrence M. Rothman, for Louis Tamerlis, and F. L. and George H. Haase, owners.

SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and unrestricted use district, the parking and storage of motor vehicles, with a curb cut in the residence use portion of plot.

PREMISES AFFECTED—683 East 140th street, south side, 92.2 ft. west of Jackson avenue, Block 2568, Lots 14-17, Borough of The Bronx.

108-54-BZ

APPLICANT—Wechsler and Schimmenti for M. Goldstein, owner (Long Island Structural Steel, lessee).

SUBJECT—Application February 15, 1954—(decision of the borough superintendent) under section 19A(h3) of the zoning resolution, to permit in an unrestricted use district, an entrance and exit to off street loading berth, nearer to the intersection than is permitted.

PREMISES AFFECTED—1215 East Bay avenue, northwest corner of Casanova street, Block 2771, Lot 138, Borough of The Bronx.

172-54-BZ

APPLICANT—Kenneth W. Milnes, for Thomas M. Crowe, owner.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a retail use district, the reconstruction of existing gasoline service station to include, gasoline service station, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—2000 Victory boulevard, southwest corner of Perry avenue, Block 723, Lot 9, West Brighton, Borough of Richmond.

186-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Vercon Holding Corp., owner.

SUBJECT—Application March 8, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—19-17 to 19-31 Francis Lewis boulevard (19-25 official) and 160-01 to 160-13 Willets Point boulevard, northwest corner, Block 4758, Lot 125, Flushing, Borough of Queens.

251-54-BZ

APPLICANT—John F. Fitzsimons, for William H. Mosebach and Mildred Mosebach, owners.

SUBJECT—Application April 9, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district, the change of occupancy from one family dwelling to two family dwelling.

PREMISES AFFECTED—23-31 Nellis street, northeast side, 96.98 ft. northwest of Williamson avenue, Block 12713, Lot 11, Springfield Gardens, Borough of Queens.

281-54-BZ

APPLICANT—Paul Friedman, for Alice Price, owner.

SUBJECT—Application April 19, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—166-11 Northern boulevard, northwest corner of 167th street, Block 5341, Lot 1, Flushing, Borough of Queens.

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owners.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, for a term of fifteen years, the erection and maintenance of stores, auto show-room, gasoline service station, car-wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading and the parking of patrons' cars.

PREMISES AFFECTED—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road, Block 6666, Lot 1, Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 28, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 28, 1954, at 2 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:*

778-53-A

APPLICANT—John T. Kelleher, borough superintendent, Borough of Queens.

OWNERS OF PREMISES—Herman Haken and H. L. Kreuscher.

SUBJECT—Application October 30, 1953—Revocation of Certificate of Occupancy #Q91444 issued 9/14/53.

PREMISES AFFECTED—106-01 Merrick boulevard, southeast corner of 106th avenue, Block 10237, Lot 5, Jamaica, Borough of Queens.

296-54-A

APPLICANT—Patrick D. Concagh, for Waldorf Astoria Hotel Corp., owner.

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SUBJECT—Application April 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—301-309 Park avenue, 538-556 Lexington avenue, 81-121 East 49th street and 80-120 East 50th street, entire block, Block 1304, Lot 1, Borough of Manhattan.

694-49-A—Vol. II

APPLICANT—Harry Speyerer, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re Appeal from a decision of the commissioner of Marine and Aviation.

PREMISES AFFECTED—Foot 14th road, west side, of 100th street, 400 ft. south of 14th avenue, Block 4044, Lot 20, College Point, Borough of Queens (under section 35, General City Law—re bed of mapped street—14th road).

282-50-A—Vol. III

APPLICANT—American Can Co., owner.

SUBJECT—Application reopened December 8, 1953 as Vol. III—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—102-184 43rd street, entire block bounded by 43rd and 44th streets and 1st and 2nd avenues, 2nd floor; Block 726, Lot 1, Borough of Brooklyn.

343-50-A—Vol. II

APPLICANT—Mergenthaler Linotype Company, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—1-57 Hall street; 2-60 Ryerson street; 15-49 Ryerson street; 299-313 Park avenue and 248-254 Flushing avenue, Blocks 1867 and 1877, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 5, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 5, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

288-54-BZ

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

SUBJECT—Application April 7, 1954—(decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit in an unrestricted use, B area and 1½ times height district the erection and maintenance of a structure in excess of height permitted and without the required loading berths.

PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

Laid over from July 20, 1954, to July 27, 1954, for further consideration and decision; hearing closed; then to October 5, 1954, at request of applicant for the purpose of furnishing

revised plans in connection with this application and Cal. 289-54-A, and to obtain any additional objections that may be necessary.

823-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Flygo Holding Corp., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash (non automatic), motor vehicle repairs and office, and to permit the parking and storage of more than five motor vehicles; with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—436-438 Kings highway, south side, from Lake street to Van Sieklen street; 2-10 Lake street and 1-11 Van Sieklen street, Block 6679, Lots 1 and 8, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 16, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 16, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

400-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Rilous, owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district for a term of twenty years the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6625, Lot 50, Flushing, Borough of Queens.

Laid over from July 13, 1954, to November 16, 1954, for possible withdrawal in event premises is acquired for park purposes.

401-46-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Bilous, owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—re Appeal filed pursuant to section 35, General City Law re premises in bed of mapped street—75th road (previously withdrawn).

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6626, Lot 50, Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING

MONDAY MORNING, JULY 26, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

637-52-A—Vol. II

APPLICANT—Spear and Co., lessee (Nadeline, Inc., owner).

SUBJECT—Application reopened November 4, 1953 as Vol. II—re Appeal from an order and decision of the fire commissioner.

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PREMISES AFFECTED—22-30 West 34th street, south side, 425 ft. west of 5th avenue (Block 825, Lot 56). Borough of Manhattan.

APPEARANCES—

For Applicant: M. Shelton and Lyndon Arnold.
For Administration: Lt. John P. Manfredi and Chief Inspector Thomas A. Larkin, Fire Dept. and Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, at 10 A. M. for further consideration and decision by the Board; hearing closed.

680-52-A—Vol. II

APPLICANT—Spear and Co., lessee, for Nadcline, Inc., owner.

SUBJECT—Application reopened November 4, 1953—Appeal from a decision re an order of the fire commissioner (previously withdrawn).

PREMISES AFFECTED—22-26 West 34th street, south side, 425 ft. west of 5th avenue (Block 835, Lot 56). Borough of Manhattan.

APPEARANCES—

For Applicant: M. Shelton and Lyndon Arnold.
For Administration: Lt. John P. Manfredi and Chief Inspector Thomas A. Larkin, Fire Dept. and Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1954, at 10 A. M. for further consideration and decision by the Board; hearing closed.

Adjourned: 11:50 A. M.

Joseph J. Doyle, *Chief Clerk.*

SPECIAL MEETING

TUESDAY MORNING, JULY 27, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, July 13, 1954, were approved as printed in the Bulletin of July 20, 1954, Vol. 39, No. 29.

225-36-BZ—Vol. II

APPLICANT—Lamb and Lamb, for The North American Holding Corp., owner.

SUBJECT—Application reopened March 9, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district, for a term of twenty years, the use of part of first floor as stores, in existing class A multiple dwelling.

PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

APPEARANCES—

For Applicant: William Lamb and Harry M. Prince.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 14, 1954, at 10 A. M. for further consideration.

189-49-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner (Cities Service Oil Company, lessee).

SUBJECT—Application reopened September 22, 1953 as

Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station and accessory building to include lubritorium, car washing, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—6571 Broadway, northwest corner of West 260th street, Block 3423N, Lot 1059, Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Mosher and Robert Stanton.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 14, 1954, 10 A. M. for the applicant to file revised plans.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district portion of a lot located in a residence and unrestricted use, A area district, the erection and maintenance of an additional building, using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard (Block 1160, Lot 36), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.
For Opposition: Francis Columbia.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 14, 1954, at 10 A. M. for further consideration by the Board and for decision; hearing previously closed.

755-53-BZ

APPLICANT—Nathaniel C. Saxe, for Ruby Goldenberg, owner.

SUBJECT—Application October 22, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—31-15 Seagirt avenue and 178 Beach 32nd street, southeast corner (Block 300, Lot 1), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 14, 1954, 10 A. M. for applicant to file revised plans.

95-54-BZ

APPLICANT—Bishop G. Polizoides, for Sophie Polis, owner.

SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a two family dwelling without the required set back.

PREMISES AFFECTED—111-04 38th avenue, southeast corner of 111th street (Block 1783, Lot 11), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Bishop G. Polizoides and Kyriacos A. Kalfis.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Laid over to September 14, 1954, at 10 A. M. for decision after applicant has filed revised plan, as suggested; hearing previously closed.

211-54-BZ

APPLICANT—A. David Rosen, for Henry Bender, owner (George J. Caron and Harry Taylor, lessees).

SUBJECT—Application March 23, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of an automobile laundry (automatic), conducted as the principal business of establishment.

PREMISES AFFECTED—36-32 21st street, west side, 123.04 ft. north of 37th avenue and 36-31 14th street (Block 349, Lot 5), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Robt. Gottlieb.

For Opposition: C. J. Cammerata for N. Y. C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to September 14, 1954, at 10 A. M. for applicant to file revised plans; hearing previously closed.

288-54-BZ

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

SUBJECT—Application April 7, 1954—(decision of the borough superintendent) under sections 21 and 19A (j) of the zoning resolution, to permit in an unrestricted use, B area and a 1½ times height district, the erection and maintenance of a structure in excess of height permitted and without the required loading berths.

PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner (Block 3140, part of Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to October 5, 1954, at 10 A. M. at request of applicant for the purpose of furnishing revised plans in connection with this application and Cal. 289-54-A, and to obtain any additional objections that may be necessary.

289-54-A

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

SUBJECT—Application April 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—926-936 Flushing avenue and 12-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice to reinstatement in connection with Cal. No. 288-54-BZ.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative: 0

162-54-BZ

APPLICANT—Paul Friedman, for Kollman Realty Corp., owner.

SUBJECT—Application March 8, 1954—(decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—250-02 to 250-14 Hillside avenue (250-04 official) and 84-01 to 84-09 250th street, southeast corner (Block 8604, Lot 85), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Jos. Laclamita.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn at request of the applicant after full hearing and inspection by the Board.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors..... 4

Negative 0

241-54-BZ

APPLICANT—Paul Resnick, for 120 East 66th, Inc., owner.

SUBJECT—Application April 8, 1954—(decision of the borough superintendent) under section 19B(d) of the zoning resolution, to permit in a residence use district the erection and maintenance of a class A multiple dwelling, without the required space for the parking or storage of passenger automobiles.

PREMISES AFFECTED—114-120 East 66th street, south side, 150 ft. west of Lexington avenue (Block 1400, Lots 62-65 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: Paul Resnick and Wm. J. Demorest.

For Opposition: Dorothy Kenyon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn after full hearing.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the Board deemed that under the terms of section 19B, subdivision (d), the application cannot be entertained unless a proposal is made to meet the standard set "as the Board deems suitable and appropriate to alleviate traffic congestion"; and

WHEREAS, in this application it appears that the size of the plot and the number of apartments are both larger than the exception included in subdivision (a)(1), although the applicant proposed to reduce the lot and the buildings so as to have a lot size less than 10,000 sq. ft. and withdrew the application to resubmit plans to the Borough Superintendent to obtain a new decision.

Resolved, that this application be and it hereby is withdrawn.

89-38-BZ—Vol. III

APPLICANT—Herman Kron, for I. T. Flatto, owner.

SUBJECT—Application January 15, 1954 (decision of the borough superintendent), under sections 7f, 21 and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use, C area district, the extension and conversion of existing arena, using more than the area permitted, to garage for

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more than five motor vehicles, with business entrances nearer the residence use district than is permitted (previously granted by the Board, never completed).
PREMISES AFFECTED—1656-1682 Palmetto street and 714 Cypress avenue, southeast corner, Block 3449, Lot 6, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on February 2, 1954 subject to regular procedure, to consider change in use; and

WHEREAS, a public hearing was held on this application on July 7, 1954 after due notice by publication in the Bulletin; laid over to July 20, 1954, for inspection and decision without further argument; then to July 27, 1954, for further consideration; applicant to submit revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Palmetto street are in residence and business use, C area, class 1½ height districts; Cypress avenue is in a business use, C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated January 6, 1954 acting on Alt. Applic. 2441-53 and superseded by Alt. Applic. 2441-53 dated June 1, 1954, reads:

"1. The erection of an extension to an existing building within a C area district so that more than 60% of the area of the lot is occupied contrary to Art. IV Sec. 13 of the Zoning Resolution.

2. The conversion of an existing non-conforming building, previously granted by the Board of Standards and Appeals, and the construction of an extension thereto for garage use for more than 5 cars when the building is partly in a Residence and partly in a Business Use District is contrary to Art. II Sec. 3 and 4 of the Zoning Resolution.

3. The construction of business entrances larger than 3 ft. 6 in. within 75 ft. of a residence use district where a Business Use District abuts a Residence Use District is contrary to Art. IV Sec. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 425.32 ft. frontage by 125 ft. in depth, irregular, on which is located a building 345.32 ft. front by 125 ft. in depth, irregular, one and two stories in height, of class 3 construction, used as a sports arena; that it is proposed to convert the existing sports arena to garage for more than five motor vehicles and to extend existing building 80 ft. by 100 ft., one story in height, to be used as an annex to proposed garage; that it is proposed to continue the two story portion as restaurant on 1st floor and bowling alleys and billiard room on 2nd floor; and

WHEREAS, the applicant contends that the building in question was erected in the year 1926 as a sports arena, including bowling alleys, pool parlor and restaurant, and has been used as a sports arena to date; that it is proposed to change this use into a garage for more than five motor vehicles and to build an additional one story garage on the corner of Cypress avenue and Palmetto street, as approved under Cal. No. 89-38-BZ; that due to the shortage of garages in this vicinity and the tremendous increase of automobiles, it is requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since March 4, 1933; that the assessed valuation of land is \$70,000 and of the buildings

\$165,000, making a total of \$235,000, and that the building was erected 1926; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the zoning resolution, as to use, and that the applicant has substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is granted under Sections 7f and 21, for a term of ten (10) years, to permit the existing building to be occupied as a garage, substantially as proposed and as indicated on plans filed with this application, marked "Received January 15, 1954" (sheets), "June 10, 1954" (1 sheet) and "July 22, 1954" (1 sheet), and to permit an extension of class 1 construction to Cypress avenue to a height of one story without a cellar, to be used as proposed as a public garage and for no other use; that this portion of the premises shall be blocked off with walls complying with the requirements of the Building Code, as shown on revised plan marked "Received July 22, 1954"; that a similar wall shall be constructed to separate the business portion of the building facing Cypress avenue as to the 1st and 2nd stories from the proposed garage; that there may be fireproof closure doors to the new extension as originally proposed, so that the two portions of the building occupied as a garage may be used in conjunction; that the stairway leading to such second story on Palmetto street shall be enclosed in fireproof enclosure for the full height, including the roof if roofed over at the 2nd story ceiling level with no opening in or under such enclosure to the garage; that there may be three entrances and curb cuts to Palmetto street, each not over 15 ft. in width; that the sidewalks and curbing around the premises shall be reconstructed or repaired to the satisfaction of the borough president; that there also may be a curb to Cypress avenue, of similar width; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified this day by resolution adopted by the Board under Cal. 299-54-A; that there shall be no dispensing of gasoline or repair work done on the premises; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

299-54-A

APPLICANT—Herman Kron, for I. T. Flatto, owner.
SUBJECT—Application April 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—343 St. Nicholas avenue, 714 Cypress avenue and 1656-1682 Palmetto street, southeast corner of Cypress avenue (Block 3449, Lot 6), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated March 27, 1954, acting on Alt. Applic. 2441-53, reads:

"4. The alteration of a building, facing on three streets, for garage use, when the area of the building is greater than 15,000 sq. ft. is contrary to Sec. C26-254.0 of the Admin. Building Code."

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and

WHEREAS, the applicant states the building is 1 and 2 stories, 15 ft. and 125 ft. in height, Class 3 construction, 345.32 ft. front by 125 ft. and 100 ft. in depth, erected in 1926 on a lot 425.32 ft. front by 125 ft. in depth in a business and residence use, C area, Class 1½ height districts; used and occupied since 1934: Cellar—boiler room; 1st floor—sports arena and restaurant, 3,200 persons; 2nd floor—billiard room and bowling alleys, 40 persons; that the building is now proposed to be increased in area at the first floor to 435.32 ft. front by 100 and 125 ft. in depth in Class 3 construction and to be used and occupied throughout as follows: cellar—same; 1st floor—garage for more than five motor vehicles and restaurant, 250 persons; 2nd floor—billiard room and bowling alley, 40 persons; that the building will be provided with two 3 ft. 8 in. wide fireproof stairs, brick enclosed, equipped with fireproof, self-closing doors; that stairhall will extend to roof bulkhead and direct to street; and

WHEREAS, the applicant states that the building was erected in 1926 as a non-fireproof structure with wood trusses and wood roof and is used as a sports arena, bowling alleys, pool parlor and restaurant; that the surrounding walls are of reinforced concrete; that it is proposed to erect a new building in the vacant space at the corner of Palmetto street and Cypress avenue and Class 1 construction for use as a garage similar to prior grant, except to one story; and

WHEREAS, the applicant requests that the Board modify Objection 4 issued by the Borough Superintendent so as to permit the construction and use of the building as herein proposed.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 2441-53, Objection 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall comply with the resolution adopted this day under Cal. No. 89-38-BZ, Vol. III; and that there shall be installed and maintained throughout the building a sprinkler system which may be one source in accordance with code requirements.

732-41-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Company, owner.

SUBJECT—Application December 4, 1953 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence use district, the demolition of accessory building and the reconstruction of existing gasoline service station to include new accessory building with lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—100-01 to 100-15 Beach Channel drive and 332-340 Beach 101st street, southeast corner and 331-337 Beach 100th street, Block 585, Lot 40, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on December 22, 1953 subject to regular procedure, to consider reconstruction and repairing; and

WHEREAS, the public hearing was held on this application on June 29, 1954 after due notice by publication in the Bulletin; laid over for inspection and decision; hearing

closed; date for decision to be set; applicant to file revised plans; then set for July 27, 1954; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Beach 101st street are in a residence use, A area, class 1 height district; Beach Channel drive is in residence and unrestricted use, A area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated November 12, 1953 acting on N.B. Applic. 4492-53, reads:

"1. Proposed demolition of an existing gasoline service station and the reconstruction to a gasoline service station, parking and storage of motor vehicles, lubritorium, minor auto repairs, car washing, office and sales on a lot located in a residence use district is contrary to Art. 2, Sec. 3 of the Z.R. and of the resolution of the Board. Cal. 732-41-BZ, Vol. II."

and

WHEREAS, the applicant states that the premises consist of a plot, 150.19 ft. frontage by 89.72 ft. in depth on which is located a gasoline service station consisting of ten 550 gallon gasoline storage tanks and four dispensing pumps; that the present accessory building has a frontage of 52 ft. and a depth of 25 ft., one story in height and is constructed of cinder concrete block, metal faced and contains the use of lubritorium, office and store room, with an exterior lift used in conjunction with the auto laundry; that the gas station was originally erected in 1931 under N.B. No. 2077-1931 when a permit was issued for a one story building 20 ft. by 40 ft., two open grease pits and six buried gasoline tanks, four pumps, a gasoline selling station and an auto laundry, for which certificate of occupancy No. 47550 was issued; that the building was altered in 1939 under Alt. No. 1770-39 and the then open pits were enclosed; that under Cal. No. 732-41-BZ the Board granted the additional use on the site of parking and storage of motor vehicles and the additional use of motor vehicle repairs under Cal. No. 732-41-BZ, Vol. II; that it is proposed to remove the present accessory building and erect a new modern accessory building having a frontage of 56 ft. 8 in. and a depth of 28 ft., one story in height, of class 3 construction and contain the conjunctive uses of lubritorium, car wash, minor auto repairs, office and sales and storage; that the present gas station with its present ten 550-gallon storage tanks will be maintained and two new 550-gallon tanks will be added and the four dispensing pumps are to be relocated; and

WHEREAS, the applicant contends that inasmuch as the present gas station is a legal permanent use, it is proposed to rebuild so that a more efficient service may be rendered to the public; that the present gasoline station is in keeping at this point and a required service, as has been proven by its continued use since 1931; and

WHEREAS, the applicant states that as of July 25, 1916 the property referred to was zoned as an unrestricted district and on December 28, 1939 the present use designation was established; that Beach 100th street is not a physically opened street, the City of New York does not have title and no proceedings are pending to acquire title of Beach 100th street or Beach 101st street south of Beach Channel drive; and

WHEREAS, the applicant states that the present owner has held title to the property since October 7, 1947; that the assessed valuation of land is \$18,500 and of the buildings \$6,500, making a total of \$25,000; that the building was erected in 1931; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board, and the committee recognizing the desire to improve the conditions recommends that the application should be granted on condition.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board under Vol. I, on April 14, 1942, as amended by resolutions

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adopted through April 20, 1954, under Vol. II, by adding thereto:

" . . . that in the event the owner desires to reconstruct the existing station, such reconstruction may be permitted substantially as proposed and as indicated on plans filed with this application marked 'Received December 4, 1953, 4 sheets, and 'July 22, 1954,' 3 sheets, on condition that all buildings and uses shall be removed, and the premises shall be reconstructed as indicated on plans, including the revised plans marked 'Received July 22, 1954,' 2 sheets, provided that the accessory building shall be located and constructed in the position and of the design and arrangement as shown; that there shall be no cellar under such building; that any windows opening to the rear shall be filled with glass blocks of the type as approved by the Board for exterior walls; that the toilets shall be rearranged so that they shall not be adjoining as shown; that lift equipment for greasing and washing and repairs shall be of the hydraulic type; that repairs may be permitted under Section 7, Subdivision i, provided such repairs are maintained within the accessory building and are minor in type; that pumps shall be of an approved low type and shall be erected not nearer than 15 ft. from the street building line of Beach Channel drive; that the number of gasoline storage tanks, including existing tanks, shall not exceed 12 such tanks of 550 gallons each; that on the interior lot lines there shall be erected a wire fence of the chain link type continuously from Beach Channel drive to Beach 101st street and continuing for a distance of approximately 50 ft. along the building line of Beach 101st street, and proper sturdy terminating posts shall be erected at the end of such fences for supporting same; that curb cuts shall be restricted to three curb cuts each 30 ft. in width to Beach Channel drive and existing curb cuts shall be reconstructed to comply therewith, and one curb cut to Beach 101st street within 5 ft. of the building line of Beach Channel drive as shown; that the sidewalks and curbs around the premises shall be reconstructed or repaired to the satisfaction of the borough president; that where not occupied by accessory building and pumps the premises shall be surfaced with concrete or asphaltic pavement; that under Section 7, Subdivision c, there may be parking and storage of motor vehicles as proposed, provided such parking does not interfere with the facilities of the building and pumps; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection of one post standard sign erected near the intersection for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that any other post standard signs shall be removed; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

870-47-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for S. M. S. Parts and Service, Inc. and Frank Solicito, owners.

SUBJECT—Application December 17, 1953 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a lot located in a residence and retail use district, the conversion of one family dwelling, accessory garage, battery and ignition shop, to one family dwelling, motor vehicle repair shop and gasoline service station.

PREMISES AFFECTED—1100-1108 East 222nd street and 3866-3868 Laconia avenue, southeast corner, Block 4716, Lots 6 and 8, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh and Frank Mastandrea.

For Opposition: Alfred Marer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 4, 1954 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on July 13, 1954 after due notice by publication in the Bulletin; laid over to July 27, 1954, for consideration in connection with other applications in the area; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Laconia avenue are in residence and retail use, C area, class 1 height districts; East 222nd street is in a retail use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated November 18, 1953 acting on Alt. Applic. 1069-53, reads:

"1. Conversion of a one family and battery and ignition shop to a one family and motor vehicle repair shop and gasoline station in a retail use district and a residence use district is contrary to Art. II Sect. 4-A and Sect. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 95.10 ft. frontage by 152.54 ft. in depth, irregular, on which are located a two story brick dwelling with a two car garage, a one car metal garage used as a battery and ignition service station, and a four car garage; that it is proposed to convert the one car metal garage to a motor vehicle repair shop and to erect a gasoline service station on the part of the open portion of the plot; and

WHEREAS, the applicant further states that a small triangular portion of the plot at the rear is located in a residence use district, otherwise the entire plot is wholly in a retail use district; that the use district regulations were amended on October 18, 1949 so as to place this plot, as well as other parcels in the immediate neighborhood, in a retail district instead of a business district and on the said date the zone was changed from business to retail use; and

WHEREAS, the applicant contends that ownership of the plot on which the two story dwelling stands has been in the name of Frank Solicito from 1928 up to the present time; that in 1946 he purchased the vacant land to the west as far as the corner; that this constitutes the present subject plot on which an application was denied by the Board under Cal. No. 870-47-BZ; that on November 28, 1952 he conveyed title to a portion of the plot which includes the present metal garage and the vacant land to the west as far as the corner; that, however, in the conveyance of title in 1952, Frank Solicito retained title to a small strip (approximately 6 ft.) along the easterly side of the part conveyed; that he still owns this easterly strip and therefore joins in this application as part owner; that this conveyance in 1952 was to the S. M. S. Parts & Service, Inc.; that during the hearing on the prior application in 1947, several owners within the affected area voiced their objections; that the principal objector was the Lavelle School for the Blind which occupies the entire block between East 220th and East 221st streets and Laconia and Paulding avenues; that the location of this school does not come within the purview of section 21-A of the zoning resolution but it does lie within the affected area; that the school has now withdrawn its objections to the location of a gasoline service station on the subject plot and has given its consent by letter dated June 19, 1953, a copy of which is filed with this application; that the owners of about 14 other lots within the affected area, as well as 7 outside of this area but in the immediate vicinity, have also signed consents, which are also filed with this appeal;

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that the Board recently denied an application for a gas station on the southeast corner of East 222nd street and Eastchester road, a short distance away; that however, that location is dissimilar and clearly distinguished from the present case; that the land in that case has always been vacant; that on the subject plot the owner has operated a garage and battery and ignition service station since July, 1936 under certificate of occupancy No. 172-1936; that on the vacant portion, he has applied for a certificate of occupancy for the parking of more than five cars, temporarily, so that the owners may realize some needed revenue from this plot, which will in all probability be issued upon the completion of minor repairs; that the substitution of a gas station for a parking lot could hardly increase the objection from a neighborhood standpoint; that the plot is relatively small so that only two pumps and two tanks could be accommodated in order that the cars may be maneuvered as they enter and exit; that the character of the neighborhood has changed to the extent that traffic has increased and there is a growing need in this neighborhood for automobile repair services and gas stations; that the Edenwald housing project, four blocks further north from this site, has recently been completed and as a result this demand has been increased; that the nearest gas station is located at 225th street and Bronxwood avenue; and

WHEREAS, the applicant states that the present owner has held title to lot No. 8 since May 21, 1928 and to lot No. 6 since November 28, 1952; that the assessed valuation of land is \$4,000; that the building was erected 1936; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Sections 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of ten (10) years, to permit the addition of two gasoline pumps to premises already occupied as a battery and ignition shop under a permit therefor, substantially as proposed and as indicated on plans filed with this application, marked "Received June 10, 1954" (3 sheets), *on condition* that the portion of the premises proposed for the erection of these gasoline pumps shall be leveled substantially to the grade of abutting streets and shall be surfaced with concrete or asphaltic paving; that pumps of an approved low type shall be erected not nearer than 15 ft. to either street building line; that gasoline tanks shall be limited to two 550 gallon tanks; that along the southerly lot line the masonry wall not less than 4 ft. 6 in. in height shall be maintained; that under Section 7i for a similar term, there may be motor vehicle repairing carried on within the garage; that such repairing shall consist of minor repairs with hand tools; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

165-48-BZ—Vol. II

APPLICANT—Paul Trapani, for Victor Minichiello, owner.

SUBJECT—Application November 24, 1953 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a business use district the addition of an automatic auto laundry (principal business), to existing gasoline service station, lubritorium, motor vehicle repairs and restaurant (previously granted, reconstruction of existing gasoline service station and inclusion of motor vehicle repairs, by Board).

PREMISES AFFECTED—2580 Gunther avenue and 1738 Gun Hill road, southeast corner, Block 4494, Lots 44 and 46, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Paul Trapani.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on December 8, 1953 subject to regular procedure, to consider extension of the area and the use of car washing, etc.; and

WHEREAS, a public hearing was held on this application on June 29, 1954 after due notice by publication in the Bulletin; laid over for inspection and decision hearing closed; date for decision to be set; applicant to submit additional information re ownership and revised plans showing arrangement; then set for July 27, 1954; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Gun Hill road are in a business use, D area, class 1 height districts; Gunther avenue is in residence, local retail and business use, D and E area, class 1 and 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 26, 1953 acting on N.B. Applic. 696-53 and superseded by decision dated May 12, 1954, reads:

"1. The proposed auto laundry to be used in conjunction with the existing auto service station, restaurant, lubritorium, auto accessories & repairs with hand tools (see C. of O. #6461/49) is contrary to Art. II Sec. 4(52) of the Zoning Resolution & the resolution of Cal. #165-48-BZ, Vol. I of the Board of S. & A."

and

WHEREAS, the applicant states that the premises consist of a plot, 122 ft. frontage by 125 ft. in depth, irregular, upon which is located a one story brick building used as a gas station and a restaurant and motor vehicle repair shop, a one story residence where owner lives and a two car garage; that the use zone has been unrestricted since the zoning resolution was enacted, but on November 28, 1938 the zone was changed to business; that in 1938, under Cal. No. 165-48-BZ, the Board granted permission to tear down the existing gas station and open grease pit and erect a new modern gas station, restaurant and lubritorium; that this has been built and certificate of occupancy No. 6461-49 obtained; that it is proposed to erect a one story masonry building 16 ft. 8 in. wide by 40 ft. deep to be used for car washing as an accessory to the present gas station and repair shop and diner; and

WHEREAS, the applicant contends that the section is about 95% undeveloped; that within the 500 ft. radius there are only 10 buildings, most of them of non-conforming use; that block 4806, lots 1, 6 and 7 contain gas station and auto wash; lots 44 and 46, blacksmith; lot 42, gas station and lot 38 auto wrecking yard; that Gun Hill road is the only street in the area which is cut through; that it is the truck and passenger road for cars going to and leaving Bruckner boulevard and Hutchinson River parkway, both to the east; that the owner's business consists mainly in servicing trucks and while the drivers stop off at his lunchroom they want their trucks washed; that the gas station across the street has this facility and the owner needs this use to keep his customers; that in view of the fact that the owner has had possession of the property since 1928, 10 years before the zone change, and it is now being used as a gas station and repair shop, a non-conforming use, the proposed additional use for car washing would in no way change the character of the neighborhood; that none of the adjoining streets are cut through or graded and it will be years until this section is ready for development; that the owner feels, therefore, that he needs this additional use to supplement the income he now gets from the main use of the lot; and

WHEREAS, the applicant states that the present owner has

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held title to the property since December 15, 1928; that the assessed valuation of land is \$13,000 and of the buildings \$15,000, making a total of \$28,000; that the building was erected 1929; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted under Vol. I, on October 26, 1948, as amended by resolution adopted under date of November 1, 1949, by adding thereto:

"... that in the event the owner desires to increase the area of the premises as proposed and as shown on plans filed with this application marked 'Received November 24, 1953' 2 sheets, 'May 20, 1954' 1 sheet, 'June 7, 1954' 1 sheet, and 'July 9, 1954' 1 sheet, and to erect on such additional space an automatic car laundry, substantially as proposed and as indicated on such plans, such extension and use may be permitted, *on condition* that in all other respects the resolutions above cited shall be complied with where not inconsistent with this amended resolution, and the car laundry shall be located on the lot substantially where proposed so as to allow ample reservoir space at the entrance and exit; that in all other respects this particular building shall comply with the requirements of the Building Code and all other laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within Section 22A of the zoning resolution."

276-49-BZ—Vol. III

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo, owner.

SUBJECT—Application March 8, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles (previously denied by the Board for lots 8, 9, 37 and 38 and later granted for lots 37 and 38).

PREMISES AFFECTED—89-91 Madison street, north side, 277 ft. east of Catherine street, Block 277, Lots 8 and 9, Borough of Manhattan.

APPEARANCES—

For Applicant: Angelo S. Mongiello.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on April 6, 1954 subject to regular procedure, to consider extension in area; and

WHEREAS, a public hearing was held on this application on July 7, 1954 after due notice by publication in the Bulletin; laid over to July 20, 1954, for inspection and decision without further argument; hearing closed; then to July 27, 1954, for inspection and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; Madison street is in residence and retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 8, 1954 acting on Alt. Applic. 2106-53, reads:

"1. A parking lot is not permitted in a residence use district as per Article II section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth, presently vacant;

that it is proposed to use vacant plot for the parking and storage of motor vehicles in conjunction with lots 37 and 38 and

WHEREAS, the applicant further states that this property, as of July 25, 1916, was zoned as a business district, a 1½ height district and a B area district and the existing designation of residence district became effective on March 1, 1939; that there is no amendment for a zoning change contemplated by the City Planning Commission to this property; and

WHEREAS, the applicant contends that Madison street is in a residence zone and the existing non-conforming uses were erected when the zone was in a business use district; that there has been little or no erection of conforming use buildings within the affected area since March 1, 1939, thus maintaining this street in a business use category, and the proposed parking lot is entirely in keeping with the trend of this street use; that block 277, lots 6, 12, 15 and 19, and block 276, lot 43, are vacant; that there are existing stores at the following premises; block 277, lots 2, 10, 11, 13, 14, 16, 17, 18 and 20, and block 276, lots 28, 30, 31 to 37 inclusive, 38, 40, 41, 42, 45, 48 and 52; that there is a parking lot in block 276, lot 38; that the operation of the proposed parking lot will be controlled by an attendant stationed at the rear of 38-42 Henry street, in block 277, lots 37 and 38, which is a parking lot in the same ownership; that the proposed parking lot will comply in all respects with the Building code and laws of other city departments having jurisdiction; that the parking and traffic situation in this particular area is acute and this proposal will help to remedy this condition; that this property is in a residence use district and the erection of a conforming use structure would be impractical because of the existence of low cost housing developments in the community; that the revenue derived from a residence structure, if kept comparable with low-cost housing, would not give the owner a fair return for his investment, and the income derived from a parking lot would enable the owner to realize a just profit for the subject premises; and

WHEREAS, the applicant states that the present owner has held title to the property since July 7, 1950 and that the assessed valuation of the land is \$12,000; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision h, for a term of five (5) years to permit the premises to be occupied for the parking and storage of motor vehicles, substantially as proposed and as indicated on plans filed with this application marked "Received March 8, 1954", 2 sheets, *on condition* that all uses on the premises shall be removed and the premises shall be leveled substantially to the grade of the abutting street and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that these premises may be occupied in conjunction with the premises at the rear, Lots 37 and 38, facing on Henry street, variance for which was granted by the Board under Cal. No. 276-49-BZ—Vol. II, by resolution adopted by the Board on January 15, 1952; that the requirements of that resolution shall be complied with except that the fence on the rear line may be removed so as to allow the two lots to be operated together; that the sidewalk in front of the premises on Madison street shall be repaired or restored to the satisfaction of the borough president; that there may be one curb cut for a width of not over 12 ft. as proposed and as shown; that a similar woven wire fence shall be erected on the side lot lines, except where walls of adjoining buildings occur; that a similar fence shall be erected on the street building line with one opening not to exceed 12 ft. in width with suitable sturdy posts at such opening; that bumpers shall be maintained against buildings and fences for protec-

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tion to same; that no additional building or use shall be maintained on the premises during the term of this variance; that portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained, including a certificate of occupancy and all work completed within six (6) months from the date of this resolution.

317-49-BZ—Vol. II

APPLICANT—Gabriel Nathan, for Jacob Sharnack, owner.

SUBJECT—Application March 10, 1954 (decision of the borough superintendent), under sections 21 and 19A(h) of the zoning resolution, to permit in an unrestricted use, C area district, the change in occupancy from manufacturing, bottling works, loading platform and storage of beverages and trucks, offices, rest rooms and tank room (previously granted by the Board using more than the area permitted) to bottling works, factories and offices using more than the area permitted and without the required height for entrance of loading berth.

PREMISES AFFECTED—1036-1044 Beach 22nd street, east side, 325 ft. north of Cornaga avenue, Block 214, Lot 27, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan and George Rubinfeld.

For Opposition: None

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 6, 1954 subject to regular procedure, to consider changes; and

WHEREAS, a public hearing was held on this application on June 29, 1954 after due notice by publication in the Bulletin; laid over for inspection and decision; hearing closed; date for decision to be set; then set for July 27, 1954; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in an unrestricted use, C area, class 1 height district; Beach 22nd street is in business and unrestricted use, C area, class 1 height districts; Cornaga avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 24, 1954 acting on Alt. Applic. No. 1919-53, reads:

"1. Proposed alteration involving change in use is contrary to B.S.A. Cal. 317-49-BZ and should be referred to the Board for their consideration.

4. Area of building exceeds 60% of lot permitted for 'C' area district contrary to Art. IV, Sec. 13(b) Z.R."

and

WHEREAS, the decision of the borough superintendent, dated May 24, 1954 acting on Alt. Applic. No. 1919-53, reads:

"5. Loading berth and entrance required to be 14'-0" in height. Sec. 19A Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 115 ft. frontage by 100 ft. in depth, on which is located a building covering the entire lot, one and two stories, 13 ft. and 24 ft. in height, of class 3 construction, for which certificate of occupancy No. 73595-51 has been issued for manufacturing, bottling works, loading platform and storage of beverages and trucks on 1st floor, offices,

rest rooms and tank room on 2nd floor; that it is proposed to divide the area into three separate factory units, one of which will use the 2nd floor office space; and

WHEREAS, the applicant contends that the structure was erected in 1925 as a one and two story building 65 ft. by 100 ft. and was extended to 115 ft. by 100 ft. in 1949 by the erection of a one story non-fireproof addition, 50 ft. by 100 ft. in size; that this extension was made under Cal. No. 317-49-BZ, the purpose of the appeal being to effect 100% coverage of the lot in a zone district allowing 60% coverage; that at the time the owner urgently needed additional space for the conduct of the soft drink bottling business; that however, conditions have drastically changed in the owner's business and he suffered a considerable net loss for the year 1951 and 1952, approximately \$16,000 each year; that several factors were involved, including union trouble and excessive bottle losses in the Rockaway summer resort area; that the property represents a total cost of \$82,000 and an assessed valuation of \$53,000; that the owner has thus been forced to discontinue his bottling business and rent out the space to meet the obligations of taxes, mortgage payments and insurance, and it is felt that the owner is entitled to reasonable consideration in his attempt to adjust his property so that he may protect his investment; that the following is a breakdown of the plot coverage figures on the subject property as extended in 1949:

Size of plot 115 x 100.....	11,500 sq. ft.
Original building coverage..	6,500

Remaining vacant land.....	5,000 sq. ft.
Permitted additional coverage—60%.....	3,000
Extension erected in 1949 under Cal.	
No. 317-49-BZ	5,000
Excess coverage—17.4%	2,000

and

WHEREAS, the applicant contends that in the elapsed time since the construction of the extension under Cal. No. 317-49-BZ, Vol. I, the zoning resolution has been amended requiring the provision of a loading berth for a building of this size; that the layout of the building is such that the loading berth can and will be provided, but inasmuch as the building was erected to the maximum story height permitted for 8 in. masonry walls, namely 13 ft. 4 in. with a 12 ft. by 12 ft. overhead door, it would be difficult and costly to provide the required 14 ft. height for the berth and the entrance door; that the City Planning Commission is in the process of amending the requirements for loading berths, to the effect of reducing the height to 12 ft., in which event the existing height will meet the requirements, and it requested that the existing height of the loading berth and its entrance be accepted; and

WHEREAS, the applicant states that the present owner has held title to the property since December 10, 1946; that the assessed valuation of land is \$11,500 and of the buildings \$41,500, making a total of \$53,000; that the building was erected in 1925; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Committee understands that there will be no changes except to divide the existing building, that the Board permitted, into three occupancies.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 12, 1949, as amended by resolution adopted through February 6, 1951, by adding thereto:

" . . . that in the event the owner desires to divide the building into several occupancies, substantially as proposed and as indicated on plans filed with this application marked 'Received April 28, 1954,' 3 sheets, and 'March 10, 1954,' 4 sheets, such division of the premises as proposed may be permitted and the rearrangement as proposed for loading berth as shown with an overhead door thereto, on condition that the building shall not be extended in height or area and in all other respects shall comply with the requirements of

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the resolutions above cited where not inconsistent with this amended resolution; that the proposed occupancy shall comply with the requirements therefor; that any combustible or inflammable liquids stored or used shall be subject to permits from the fire commissioner; that such fire appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within the requirements of Sec. 22A of the zoning resolution."

880-53-A

APPLICANT—Gabriel Nathan, for Jacob Sharnack, owner.
SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1036-1044 Beach 22nd street, east side, 325 ft. north of Cornaga avenue, Block 214, Lot 27, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan and George Rubinfeld.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated November 6, 1953, acting on Alt. Application 1919-1953, reads:

"2. Provide two enclosed exits to second floor, Sec. 270 Labor Law.

"3. All required stairways shall be constructed of incombustible matl., Sec. 270 Labor Law."

and

WHEREAS, the applicant states that it is proposed to legalize the change to factories and bottling plant on the first floor; that the second floor is to remain as offices in conjunction with one of the factory spaces; that there is one interior stairs 3 ft. 7 in. by 3 ft. 2 in. wide, of wood construction; that it is proposed to create a passageway from this stairs at the first floor leading to the street, enclosed in fire retarded partitions and to install a fire-escape on the front of the building with a 2 ft. by 6 ft. fireproof self-closing door to the fire-escape at the second floor; that the proposed plans provide safe egress from the second floor office which is small in area (1400 sq. ft.) and will have a low occupancy; that strict compliance with Section 270 of the Labor Law would be on undue hardship; and that the Board is requested to accept the single egress from the cellar to the street, as this space will be used for storage and boiler room only.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1919/53, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the small second story of the building shall be occupied only for office work; and that in all other respects the resolution adopted by the Board this day under Cal. No. 317-49-BZ, Vol. II shall be complied with.

551-52-BZ

APPLICANT—Cole and Liebmann, for Faroad Realty Corp, owner.

SUBJECT—Application reopened July 7, 1954 re extension of time to complete—(decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a local retail use, D area district, the erection and maintenance of retail stores using more than the area permitted.

PREMISES AFFECTED—557-571 East 105th street, northeast corner of Farragut road, Block 8155-B, Lots 7, 8 and 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: H. M. Cole.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, on October 28, 1952, this application was granted by the Board on certain conditions, under section 21 of the zoning resolution, to permit in a local retail use, D area district, the erection and maintenance of retail stores using more than the area permitted; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation October 28, 1953; and

WHEREAS, this application was reopened on July 7, 1954 and set for hearing on July 27, 1954 at 10 A. M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on July 27, 1954, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated July 15, 1954 acting on N.B. 654-52, reads:

"1. The variance granted by the Board of Standards and Appeals (551-52-BZ) has expired therefore:

The area of the proposed building exceeds that permitted in a 'D' area district by the Zoning Res. Art. IV, Sect. 14(c)."

and

WHEREAS, the applicant states that construction of the proposed building cannot proceed until the highway department raises the level of East 105th street to the filed grades; that every attempt has been made to have this done, but a date for the work has not yet been scheduled; that the present street is approximately 6 ft. below the filed grades.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 28, 1952, only so far as it has reference to the time within which to complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has not proceeded because of the proposal to raise the level of 105th street, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this amended resolution." (N.B. 654/52, disapproved July 15, 1954).

924-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Theodore Tannor, owner.

SUBJECT—Application reopened July 7, 1954 re amendment of resolution—(decision of the borough superintendent) previously granted on condition, under sections 7e, 7f and 7A of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing (non-automatic) storage and sale of accessories; and permitting the parking of cars waiting to be serviced; with a show window and signs nearer to residence use than is permitted; for a term of fifteen years.

PREMISES AFFECTED—4102-4114 Avenue H and 1677-1687 Albany avenue, southeast corner, Block 7745, Lot 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

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For Opposition: None.

For Administration: Samuel L. Becker Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Connors 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application (Vol. I), under sections 7e, 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, auto washing, sales and office, with show window, sign and business entrances more than permitted distance from intersection was denied by the Board on May 5, 1953; and

WHEREAS, on September 22, 1953 this application was reopened as Vol. II, subject to the regular procedure, for rehearing based on new facts and changes of plan; and

WHEREAS, on December 15, 1953 the Board granted, on condition, under sections 7e, 7f and 7A, for a term of fifteen years, a gasoline service station, substantially as proposed, with curb cuts to Avenue H only; and

WHEREAS, the resolution was amended and working drawings approved on January 26, 1954; and

WHEREAS, the applicant requested reopening of this application and amendment of the resolution; and

WHEREAS, this application was reopened on July 7, 1954 and set for hearing on July 27, 1954 at 10 A. M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on July 27, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated May 18, 1954 acting on amendment to N.B. Applic. 1488-52, reads:

"1. Proposed curb cut on Albany Ave. is contrary to Board of Standards Resolution."

and

WHEREAS, the applicant states that this application is made to reopen and amend the resolution heretofore adopted on December 15, 1953 so as to permit the installation of a proposed 20 ft. wide curb cut on Albany avenue, 75 ft. from the residential zone, in a transition from a business to residence use district; that the decision of the borough superintendent, dated May 18, 1954 acting on amendment to N.B. Applic. 1488-52 shows that the proposed curb cut is disapproved as contrary to the Board's resolution; that section 7A is not violated thereby so that no new variance is necessary but only an amendment to the resolution heretofore adopted by the Board; that the owner of the property has negotiated with several major gasoline distributing companies in an effort to lease the premises as a gasoline service station; that each company is willing to enter into a satisfactory long-term lease provided that suitable provision can be made for a curb cut or curb cuts on the Albany avenue frontage; that Esso Standard Oil Company requires suitable curb cuts along Albany avenue, Shell Oil company suggests either the entire elimination of the Albany avenue wall or at least enough to provide a 30 ft. curb cut on Albany avenue and Gulf Oil corporation requires a pump island and entrance and exit ramp on Albany avenue; that the gasoline station diagonally opposite is being rearranged so as to provide pumps and curb cuts on Albany avenue; that in order to provide for the minimal needs of this station, it is requested that the resolution be amended to permit one 20 ft. curb cut on Albany avenue, located within 25 ft. of the corner and 75 ft. from the boundary line separating the business from the residence use district; that this case is clearly distinguishable from the ordinary case where a station derives its patronage preponderantly from the business use street traffic rather than from the transitional street traffic; that in this case, Albany avenue, although

a transitional street, carries a volume of traffic which is at least as heavy as that on Avenue H; that under the present arrangement, this patronage potential will either be lost or will create a more hazardous condition by requiring Albany avenue traffic to make a series of turns to get on and off the station; that the proposed arrangement will be less hazardous and will enable the station to do the volume of business necessary to sustain the investment.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 15, 1953, as amended by resolutions adopted through January 26, 1954, by adding thereto:

"that irrespective of the requirement that there be no curb cut to Albany avenue, there may be a curb cut not over 20 feet in width near the intersection of Avenue H, as indicated on revised plans marked 'Received June 9, 1954' (1 sheet); and that the wall required in the above cited resolution may be shorted for the adjusted condition; that in all other respects the resolutions above cited resolution may be shortened for the adjusted required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this amended resolution."

258-53-BZ—Vol. II

APPLICANT—John J. McNamara, for Stoddard Theatres, Inc., owner.

SUBJECT—Application June 3, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence and business use district, the construction of an extension of the second floor across entire building within the present envelope (previously granted, the change in occupancy from theatre, stores, office and school, to stores and offices).

PREMISES AFFECTED—2431-2439 Broadway, southwest corner of West 90th street, Block 1237, Lot 52, Borough of Manhattan.

APPEARANCES—

For Applicant: John J. McNamara, Bernard Zimetbaum and Clement S. Crystal.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 8, 1954 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on July 20, 1954 after due notice by publication in the Bulletin; laid over to July 27, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and West 90th street are in residence and business use, B area, class 1½ height districts; Broadway is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 21, 1954 acting on Alt. Applic. 323-53, reads:

"3. Proposal to construct an extension of the 2nd floor across the entire bldg. within the present envelope, is not in accordance with B. S. & A. Resol. 258-53-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. 8½ in. frontage by 162 ft. 4¾ in. in depth, on which is located a building 100 ft. 8½ in. front by 162 ft. 4¾ in. in depth, irregular, two stories, 34 ft. in height, of class 1 construction, formerly used as a theatre, stores and

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offices; that it is proposed to extend the existing second floor to cover entire building, to be used for office use; and

WHEREAS, the applicant contends that on July 7, 1953 the Board permitted the construction of a store on the first floor of the subject premises, and the present application is for permission to construct a second floor for office use; that there will be no increase in area or height in the existing building as the proposed second floor will be entirely within the existing envelope of the present building and will replace the balcony and mezzanine; that the owner is negotiating a lease, subject to the Board's approval, with the State Department of Labor, who require occupancy by October 1, 1954; that the Department of Labor is particularly desirous of obtaining the proposed office space at this location, so that the interest of employers and employees in this area can best be served; that no comparable space is available to the State in this area; that in order to make these facilities available to the State by October 1 and because it is impossible to continue the unprofitable operation of the theatre beyond June 15, 1954, the prompt consideration of the Board is requested; that time is of the essence also because the previous action of the Board required the obtaining of all permits and the completion of work by July 7, 1954; that the owner was unable to proceed with the work because of the expressed interest of the State in the availability of the proposed second floor office space and consequently, the alteration was deferred until this portion of the alteration could be submitted to the Board; and

WHEREAS, the applicant states that the present owner has held title to the property since March 15, 1944; that the assessed valuation of land is \$410,000 and of the buildings \$90,000, making a total of \$500,000; that the building was erected 1914; and

WHEREAS, the following is a letter, dated March 22, 1954, received from Division of Placement and Unemployment Insurance, Department of Labor, State of New York:

"This Division is keenly interested in your submission of approximately 10,000 square feet of second floor office space located at 2431-2439 Broadway, New York City.

Our interest is in the location in the premises of an insurance claims office. The activities to be conducted therein are similar to the functions of our office located on the Broadway frontage of the second floor of the building.

We are interested in occupying these premises on or about September 1, 1954. Such rapid utilization is necessary to us because of the greatly expanded claims load we are presently called on to handle. We would appreciate if you would inform us as soon as possible as to your ability to deliver this space.

It is understood that our requirements are for 10,000 square feet of space completely unobstructed except for necessary supporting columns. We will require toilet facilities for a staff of 70 people and can furnish you necessary details of interior finish, lighting, etc., on indications from you of the need for same."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 7, 1953, by adding thereto:

"* * * that in the event the owner desires, it may install a second floor in the building and use the second story for office use substantially as proposed and as indicated on plans filed with this application marked 'Received June 3, 1954,' 5 sheets, and 'June 16, 1954,' 1 sheet, and 'June 21, 1954,' 1 sheet, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as permitted by the resolution above cited, adopted July 7, 1953, the terms of which shall be complied with in all respects where not inconsistent with this amended resolution; that all permits shall be ob-

tained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this amended resolution."

8-54-BZ

APPLICANT—Armor Elevator Co. Inc., for Valentine Geib, owner, Valentine Geib, Jr., lessee.

SUBJECT—Application January 8, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles of employees of Armor Elevator Co. Inc.

PREMISES AFFECTED—35-25 33rd street, east side, 240.22 ft. south of 35th avenue, Block 606, Lot 12, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Bernard R. Lauren.

For Opposition: Ellwyn F. Hayslip.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 29, 1954 after due notice by publication in the Bulletin; laid over for inspection and decision without further argument; date for decision to be set; then set for July 27, 1954; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; 33rd street is in residence and business use, B area, class 1½ height districts; 35th avenue is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 9, 1953 acting on Alt. Applic. 2620-53, reads:

"1. Proposed use of lot in residence district for parking of cars is contrary to Art. II Sec. 3, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 95 ft. in depth, on which is located a building 22 ft. front by 32 ft. in depth, 1½ stories, 15 ft. in height, of class 4 construction, used as a dwelling; that it is proposed to use the vacant portion for the parking of cars of employees of Armor Elevator Co. Inc.; and

WHEREAS, the applicant contends that it has entered into an option agreement in writing with Valentine Geib, the owner of the premises in question, by which the applicant is given the right to purchase the premises for \$17,000 conditioned upon applicant obtaining permission to use the premises for a private parking lot in connection with the neighboring plant of the applicant; that the present occupant and lessee of the premises, Valentine Geib, Jr., is the son of the owner and it is agreed that possession will be granted; along with title to the applicant if the variance be granted; that Armor Elevator Company, Inc., is in the business of manufacturing elevators and servicing existing elevators, including regular and emergency service on call 24 hours a day; that the plant is located about 2½ blocks away from the proposed private parking lot; that the plant represents an investment of several hundred thousand dollars and its buildings occupy about 27,000 sq. ft.; that Armor is located on the southwest corner of 35th street and 36th avenue, Long Island City and the premises in question being on 33rd street between 35th and 36th avenues; that in the last few years the problem of traffic and the parking of automobiles necessarily used in connection with the business of Armor has become increasingly severe; that there are approximately 123 employees and officers of the company

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and of these, about 30 must bring their automobiles to work in connection with the service, emergency calls, deliveries and sales; that it has become impossible to find parking space on the streets in the vicinity; that the closest public parking lot to the premises is near Queens Plaza, about 8 or 10 blocks away, and much too far for practical use; that there are no public garages in the near vicinity where these cars can be parked; that the problem has become acute in this area because it is predominantly commercial with many factories and businesses which employ automobiles, trucks, loading and unloading, etc.; that under the circumstances it has become impossible for the company to continue its normal pursuits requiring the use of automobiles without violation of the parking regulations; for that reason the company has surveyed the area and found the premises in question which Armor now proposes to purchase at the considerable investment of \$17,000 solely to solve the parking problem of the 30 cars necessarily used in its business; that the proposed site would be used solely for private parking in connection with the business of Armor; that the use would be exclusively during business hours, the occasional exception being an emergency car or two for night service; and

WHEREAS, the applicant further contends that the premises in question is in a small island zoned for residential use in an area predominantly business and commercial; that there are no schools or other public facilities in the near vicinity; that it is a lot on the east side of 33rd street in approximately the middle of the block, about 75 ft. frontage and 95 ft. in depth; that it contains a small frame 1½ story dwelling now occupied by the son of the owner; that the applicant would acquire under its option, both possession and title; that the small frame dwelling would not be disturbed and would continue in the same condition and use as heretofore; that the balance of the plot would be graded, fenced and improved in accordance with law and the regulations for private parking lots; that there is an existing curb cut; that a grant of this application would in a measure alleviate the growing serious problem of traffic and parking congestion in the area; and

WHEREAS, the applicant states that the present owner has held title to the property since August 10, 1952; that the assessed valuation of land is \$11,000 and of the buildings \$2,500, making a total of \$13,500; that the building was erected more than 40 years ago; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and while the committee is in sympathy with the purpose of the proposal, it is the opinion of the committee that the application should not be granted to permit a parking lot in the particular area; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivision h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 2620/53, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

19-54-BZ

APPLICANT—Henry George Greene, for William Dropkin, owner.

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the demolition of existing structures and to permit the parking and storage of motor vehicles on unbuilt upon plot.

PREMISES AFFECTED—349-359 West 27th street, north side, 163 ft. 9 in. east of 9th avenue (Block 751, Lots 9-15 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: Robt. S. Buttles.

For Opposition: Alfred Wimmer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 29, 1954 after due notice by publication in the Bulletin; laid over to July 20, 1954, for inspection and decision; hearing closed; then to July 27, 1954, for inspection and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; West 27th street and 9th avenue are in residence and retail use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 22, 1953 acting on Alt. Applic. 2000-53, reads:

"1. A parking lot is not permitted in a residence use district as per Article II section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 127 ft. 6 in. frontage by 98 ft. 9 in. in depth, on which is located a one family dwelling and five converted class B multiple dwellings to be demolished; that it is proposed to use plot where unbuilt upon, for parking and storage of motor vehicles; and

WHEREAS, the applicant further states that the plot was originally zoned for unrestricted use and changed to residence on November 13, 1936; and

WHEREAS, the applicant contends that the subject premises is located in a heavily travelled street and the parking facilities within the immediate vicinity are entirely inadequate; that the site adjoins a commercial structure and the conversion of use to parking would not adversely affect the character of the area but would help to reduce the overcrowded parking conditions now prevailing; that since the use would be restricted to ground parking only, and not multiple story parking, it would not interfere with any possible future residential improvement that may take place; that the existing buildings on the plot will be removed; and

WHEREAS, the applicant states that the present owner has held title to the property since December 28, 1951; that the assessed valuation of land is \$50,000 and of the buildings \$19,000, making a total of \$69,000; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a *variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h for a term of five (5) years, to permit the plot, after demolition of existing structures, to be occupied for the parking and storage of motor vehicles, *on condition* that the plot shall be leveled substantially to the grade of West 27th street and shall be surfaced with clean gravel or steam cinders, and treated with a binder and properly rolled; that there shall be erected on the rear and side lot lines, where walls of adjoining buildings do not occur, a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height; that a similar fence shall be erected along the street building line with suitable, sturdy terminating posts where entrances are proposed; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon, except there may be erected near one of the entrances a building not over 100 sq. ft. in area and one story in height, which may be of frame, for use solely as an office and shelter for the attendant; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that signs shall be restricted to a sign at each entrance, advertising only the parking and stor-

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age use, the rates charged and such information required by the Commissioner of Licenses; that each such sign shall not exceed 15 sq. ft. in area, shall not extend beyond the building line and shall not be illuminated; that the width of the curb cuts to West 27th street shall not exceed 15 ft. in width plus splays; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

47-54-BZ

APPLICANT—Siegel & Green, for Bugs Realty Co., Inc., owner, New Era Cleaners, Inc., lessee.

SUBJECT—Application January 27, 1954 (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence use, E area district, the extension of existing dry cleaning establishment with a portion of building nearer to street line than is permitted.

PREMISES AFFECTED—1500 Ericson place and 2813 Maitland avenue, northeast corner, Block 5383, Lots 1 and 62, Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel and H. Nopont.

For Opposition: Joseph B. Stio, John Moccio, Patsy Benenati, Edith Anderson, Anthony L. Meleski, Florence J. Meleski, Anthony Verzino, Carlo Ventimiglia, Sebastian Pulito, John A. Fackner, W. R. Fichtel, F. Romano, Joseph Gilbert, Michael Stio and Salvatore A. DeCesare.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 13, 1954 after due notice by publication in the Bulletin; laid over to July 27, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Ericson place and Maitland avenue are in a residence use, E area, class 1 height district; and

WHEREAS, the zone was changed from business to residence and from C to E area on November 28, 1936; and

WHEREAS, the decision of the borough superintendent, dated January 11, 1954 acting on Alt. Applic. 3-54, reads:

"1. In a residence use district the proposed extension of the dry cleaning establishment is contrary to Sect. 3 of the Zoning Resolution.

2. In an E district no portion of the building may be erected nearer than 10' to the street line as per Sect. 15 of the Zoning Resolution. The projection of stairs into required setbacks not permitted."

and

WHEREAS, the applicant states that the premises consist of a plot, 45 ft. frontage by 179.94 ft. in depth; that lot 1 has a frontage of 45 ft. on Ericson place to a depth of 104.94 ft. on Maitland avenue and is developed with a one story and basement dry cleaning establishment, and being an existing non-conforming use; that certificate of occupancy No. 601-40 is in full force and effect for this use, a copy of which has been filed with this application; that lot No. 62 adjoins lot No. 1 on Maitland avenue and has a frontage of 75 ft. by a depth of 95.01 ft., and is presently developed with a two story frame one family dwelling and accessory garage, now vacant; that it is proposed to demolish the existing dwelling and garage on lot 62 and to erect a new one story, class 3 addition; that this new addition will be arranged to comply in all

respects with the area district requirements, resulting in a setback at the street front, a side yard at the east lot line and a voluntary rear yard, and will conform with permitted building coverage; that this new addition will have an area of 70.6 ft. by 77 ft. and will be arranged to provide for an off-street loading berth; that the remainder of the floor area will be devoted to finishing, storage and shipping of the cleaned apparel that has already been dry cleaned in the existing adjacent establishment, which will be connected with the new addition through a fire door opening; that there will be no dry cleaning done in the new addition; that the existing dry cleaning establishment will be continued for the receiving and dry cleaning processing of apparel, except that the existing finishing and shipping will be relocated to the new addition; that in order to make the floor of the new addition meet the existing floor level of the adjoining dry cleaning establishment, it has been elevated above the street grade and therefore requires steps from the new floor down to the street grade; that these steps are proposed to be located in the required setback; that objection No. 2 refers to these open steps and it is submitted that such open steps are not prohibited by the zoning resolution as the required open area exists above the level of such steps; that the present owner and operator of the dry cleaning establishment took over the existing plant in 1940 and has continuously conducted its operations since that date; that due to increased business demands and for modern economic operational facilities, it has become mandatory to expand the existing plant, and adjacent lot No. 62 was acquired for that specific purpose; that the proposed addition has been designed to minimize its commercial effect on the residential properties in the neighborhood; that the limited use of the new addition will have no detrimental effect on the character of this neighborhood in view of the already existing non-conforming dry cleaning establishment which can be maintained as is; that a grant of this application will permit the owner to make a logical and beneficial use of its property, without in any way being detrimental to or adversely affecting the character of the existing neighborhood; that this appeal is based on section 7c as a part of the zoning lot is now devoted to a non-conforming use and as a proposed extension of the existing non-conforming building is to be made into a district restricted against the proposed use; and

WHEREAS, the applicant states that the present owner has held title to lot No. 1 since March 10, 1940 and to lot No. 62 since June 5, 1953; that the assessed valuation of the land is \$9,100 and of the buildings \$18,100, making a total of \$27,200; that the building was erected in 1911; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivision c, of the zoning resolution; and

WHEREAS, the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 3-54, Obj. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

110-54-BZ

APPLICANT—Leonard F. Rothkrug, for Fourteenth Investing Corp., owner.

SUBJECT—Application February 16, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—219-221 Union street, north side, 310 ft. west of Clinton street, Block 338, Lots 49 and 50, Borough of Brooklyn.

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APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 22, 1954 after due notice by publication in the Bulletin; laid over for inspection and decision; date to be set; then set for July 27, 1954; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; Union street and Clinton street are in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 9, 1954 acting on Alt. Applic. 246-54, reads:

"1. Parking lot in residence district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 57 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to use vacant plot for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the premises is located in an area fully developed with three story attached dwellings, erected at the turn of the century, before the development of the automobile and as a consequence, no provision for garage space was made; that there are no parking facilities whatsoever within the neighborhood, although there are many cars; that both Henry and Clinton streets, which are main traffic arteries, are "no loading, unloading, standing and parking" streets; that it is economically impractical to improve the premises at the present time and until the general character of the neighborhood undergoes a change; that the vacant plot is now unsightly and valueless unless used for parking; and

WHEREAS, the applicant states the owner has held title to the property since January 8, 1954 and further states the land is assessed for \$7,500; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7, Subdivision h, for a term of five (5) years, to permit the premises to be occupied for parking and storage of motor vehicles limited to the pleasure car type only, substantially as proposed and as indicated on plans filed with this application marked "Received February 16, 1954", 2 sheets, on condition that the premises shall be leveled substantially to the grade of the abutting street and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on the interior, rear and front building lines a woven wire fence of the chain link type not less than 5 ft. 6 in. in height, except where walls of adjoining building occur; that no openings shall be in such fence except there may be an opening at the front for entrance and egress not exceeding 12 ft. in width with a curb cut opposite with entrance not exceeding 13 ft. in width, provided that there shall be sturdy posts at the termination of such fence at the entrance to the street building line; that proper bumpers shall be maintained for protection to the fences and adjoining walls; that suitable aisles shall be maintained so as to permit easy entrance and egress at all times; that signs shall be restricted to a

permanent sign attached to the fence not exceeding 15 sq. ft. in area, advertising the parking and storage use and the rates charged and such other information as may be required by the Commissioner of Licenses; that during the term of this variance the premises shall be occupied for no other use; that all permits shall be obtained, including a certificate of occupancy, and all work completed within six (6) months from the date of this resolution.

118-54-BZ

APPLICANT—Robert Gottlieb, for Renato Sacchi and M. DeGregario, owners, Soundview Fireproofing, Clausen Auto Service Co. and Corer Service Station, Inc., lessees.

SUBJECT—Application February 16, 1954 (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence, retail and business use district the continuation of existing gasoline service station and accessory uses, and the continuation of existing motor vehicle repair shop and the parking and storage of more than five motor vehicles and the erection of a new quonset building for motor vehicle repairs (previously used as a junk yard); and the continuation of storage of contractors' equipment and demolition of one story frame structure and erection of a one story metal structure for the storage of contractors' equipment.

PREMISES AFFECTED—953-965 Colgate avenue and 1454 Bruckner boulevard, south side, from Colgate to Close avenues, Block 3648, Lots 20 and 35, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 29, 1954 after due notice by publication in the Bulletin; laid over for inspection and decision, date to be set; then set for July 27, 1954; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence, retail and business use, D area, class 1 height districts; Bruckner boulevard is in retail and business use, D area, class 1 height districts; Colgate avenue is in residence and retail use, D area, class 1 height districts; Close avenue is in business and unrestricted use, D area, class 1 height districts; and

WHEREAS, the decisions of the borough superintendent, dated February 1, 1954 acting on N.B. Applic. 41-54, N.B. Applic. 42-54 and Alt. Applic. 55-54, read:

N.B. Applic. 41-54:

"1. Proposed use of building for storage of contractor's equipment is contrary to Art. II Sect. 3 of the Z.R."

N.B. Applic. 42-54:

"1. Proposed use of motor vehicle repair shop in a residence, retail or business use district is contrary to Art. II, Sect. 3, 4 & 4A of the Z.R."

Alt. Applic. 55-54:

"1. Proposed change of junk yard to motor vehicle repair shop and storage of motor vehicles in a residence, business or retail use district is contrary to Art. II, Sect. 3, 4 & 4A of the Z.R."

2. Proposed change of parking and storage of more than 5 motor vehicles to storage of contractor's equipment in a residence, business or retail use district is contrary to Art. II, Sect. 3, 4 & 4A of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 262 ft. in depth, irregular; that the

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owners of the land took title to it in 1935 when it was all in an unrestricted zone; that they erected a gasoline service station on the Bruckner boulevard frontage of the property (1454 Bruckner blvd.) under N.B. Applic. 517-38 and received certificate of occupancy No. 231-41 for use of the entire plot (lots 20 and 35) as a gasoline service station, lubritorium, laundry, office and parking of more than five motor vehicles; that as there was not any need for parking they leased the extreme south portion of the property (953 Colgate avenue) in 1938 for use as a storage yard for contractor's equipment and materials; that the tenant, Soundview Fireproofing Company fenced in the property at the south and erected several wooden shanties and storage sheds, all without filing plans or obtaining a new certificate of occupancy for such use; that the owners, in 1940, secured a tenant for a junk shop on Colgate avenue about 111 ft. south of Bruckner boulevard and erected a metal building (965 Colgate avenue) under N.B. Applic. 406-40 and obtained certificate of occupancy No. 131-41 for a junk shop; that the junk shop at 965 Colgate avenue operated as such until 1949, eight years after the issuance of the certificate of occupancy for such use, and moved to larger quarters; that they sold the metal building and the lease which covered the 25 ft. by 60 ft. metal building and 75 ft. of vacant land adjoining for a motor vehicle repair shop to Clauson Auto service company; that this tenant obtained motor vehicle repair shop permits from the fire department in 1950-51-52 and 1953 and used the premises plus a wooden shed extension which he erected illegally for a motor repair shop; that on April 26, 1945 the zone was changed as follows: Bruckner boulevard frontage, retail; Close avenue frontage, business, and Colgate avenue frontage, residence; that on November 10, 1953 the district inspector issued violation No. Z-98-53 for changing the legal use of the lot from parking to storage of builders' equipment and materials and the junk shop to motor vehicle repair shop; that at a re-inspection on December 2, another violation was filed for the illegal wooden structures; that a notice of violation was sent to the fire department which then revoked the motor vehicle repair shop permit; that it is now proposed by the owners and tenants to remove all the illegal frame buildings and rebuild the fence to the proper lot line and erect two metal buildings; that the use and addresses would then be as follows: No. 1454 Bruckner boulevard, gas station and accessory uses as now covered by certificate of occupancy No. 341-41; frontage 200 ft., depth about 111 ft., lessee, Corer Service Station, Inc.; 963-965 Colgate avenue—present metal building and new quonset building (N.B. Applic. 41-54)—plot frontage about 100 ft.; both to be used for motor vehicle repair shop; lessee—Clauson Auto Service Co.; 953 Colgate avenue—present yard and new metal storage building (N.B. Applic. 42-54) plot frontage about 51 ft., depth 100 ft.; all to be used for storage of contractors' equipment and materials; lessee, Soundview Fireproofing Co.; and

WHEREAS, the applicant contends that this application is based on sections 7c and 21 of the zoning resolution to allow the uses as proposed; that as already stated, the present owners have held title to the property for over 15 years; that at that time it was unrestricted and the gas station and junk shop were erected when it was unrestricted; that when the Soundview Fireproofing Company erected their yard they could legally have obtained a certificate of occupancy for that use; that a letter from them is filed with this appeal, stating date of start of this use; that they proposed to remove the illegal wooden shacks and erect a metal storage building and rebuild the fence to the proper lot line; that regarding the change in 1949 from a legal junk shop (965 Colgate avenue) to a motor vehicle repair shop—the two uses are closely related; that the fire department for four years continuously issued motor vehicle repair shop permits for the use and it would be a great hardship for the lessee to give up a business which he built up to its present size; that he proposes to remove the illegal wooden extension and replace it with a metal quonset building; that the back of the property faces land in a business zone and at the present time, though most of it is vacant, there have just been

erected 5 metal quonset huts on the 242 ft. frontage (irregular) lot No. 23 directly in back of 965 Colgate avenue; that in spite of the change of zone, the neighborhood has not changed from the uses prevalent before the change; that the Board has recognized this in granting many variances in the neighborhood for gas stations and auto showrooms and repair shops and has recently granted under Cal. 187-53-BZ a variance to permit the erection of a motor vehicle repair shop across the street on Colgate avenue, block 3649, lot 27; that this building is in course of erection; and

WHEREAS, the applicant states that the present owner has held title to the property since December 8, 1935; that the assessed valuation of land is \$23,000 and of the buildings \$10,000, making a total of \$33,000; that the gas station was erected 1938 and the junk shop in 1940; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7c and 7i, to permit the extension of use on the lawfully existing gasoline station plot, substantially as proposed and as indicated on plans filed with this application, marked "Received February 16, 1954" (4 sheets) and "May 25, 1954" (1 sheet), *on condition* that the buildings proposed shall meet the requirements of the Building Code in all other respects; that the proposed curb cuts shall be located as indicated on such plans, including the new curb cut 12 ft. in width toward the south; that suitable fences shall be maintained around the premises to the south of the portion used as a gasoline station; that the repair work proposed shall be maintained in the proposed structure; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto; that sidewalks in front of the premises shall be reconstructed or repaired to the satisfaction of the borough president; that no additional signs shall be constructed, except there may be a sign on the front of the proposed building for repairing and that the portion of the premises used for storage of contractor's equipment, provided such signs do not extend beyond the building line and in all other respects meet the requirements for signs within a retail district; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

122-54-BZ

APPLICANT—Dominick Salvati and Son, for Charles Modica, owner.

SUBJECT—Application February 16, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of stores, using more than the area permitted.

PREMISES AFFECTED—2156-2172 Coyle street, west side, 100 ft. north of Avenue V, Block 7367, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Anthony M. Salvati.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 7, 1954 after due notice by publication in the Bulletin;

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laid over to July 20, 1954, for inspection and decision; hearing closed; then to July 27, 1954, for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, D area, class 1 height district; Coyle street is in local retail and business use, D area, class 1 height districts; Avenue V is in residence and local retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 8, 1954 acting on N.B. Applic. 31-54, reads:

"1. Area of proposed structure is excessive for 'D' area district and is contrary to Art. IV Sect. 14 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 140 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a building 140 ft. front by 71 ft. in depth, one story and cellar, 11 ft. in height, of class 3 construction, to be used as stores; and

WHEREAS, the applicant contends that the overall gross area of this property is 14,000 sq. ft.; that 55% of this would require a building area of 7,700 sq. ft.; that an additional 2,240 sq. ft. is requested because it is felt that by building the additional square footage a greater utilization of this property can be seen, both financially and in a practical view; that the building will be placed 16 ft. from the front lot line so that facilities for loading and unloading can be accommodated; that this building will conform with all requirements of the building code in every respect; that it will be of modern construction to conform with shops similar to those now existing within the neighborhood; that a pedestrian walk will be provided to accommodate shoppers; that there is a great need and demand for additional shopping in this area and the additional footage requested would give the tenants of the individual shops additional area in the rear for storage so that they can better accommodate their patrons; and

WHEREAS, the applicant states that the present owner has held title to the property since November 18, 1953 and that the assessed valuation of land is \$10,000; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21, to permit the construction and use of a commercial building substantially as proposed and as indicated on plans filed with this application marked "Received February 16, 1954," 2 sheets, "May 7, 1954," 1 sheet, and "July 22, 1954," 2 sheets, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that in connection with the construction of stores in the building the subdividing partition shall go to the underside of the roof boards; that the building shall be located 5 ft. back from the building line of Coyle street, as indicated on revised plans marked "Received July 22, 1954," 2 sheets; that the rear yard shall be maintained in neat condition and suitable fences shall be maintained on the rear and side lot lines where walls of proposed building do not occur; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

150-54-BZ

APPLICANT—Lama, Proskauer and Prober, for William L. McDonald, owner, The Clareve Corporation, lessee.

SUBJECT—Application March 2, 1954 (decision of the borough superintendent), under sections 7f, 7i and 7A

of the zoning resolution, to permit, for a term of fifteen years, in the retail use portion of a plot located in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, store and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance nearer to residence use district than is permitted.

PREMISES AFFECTED—3951-3963 (3957 official) Laconia avenue and 1061-1071 East 224th street, northwest corner, Block 4871, Lots 1 and 72, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Alfred Marer and C. J. Cammarata for N. Y. C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Commissioners Kleinert and Keating and

Deputy Chief Connors 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 29, 1954 after due notice by publication in the Bulletin; laid over to July 13, 1954, to be considered with Cal. No. 870-47-BZ on that date; then to July 27, 1954, for inspection and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 224th street are in residence and retail use, C area, class 1 height districts; Laconia avenue is in a retail use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 3, 1954 acting on N.B. Applic. 1-54, reads:

"1. Proposed gasoline service station, lubritorium, car washing, minor auto repairs, store, utility room, parking & storage of motor vehicles on a plot partly within a retail use district and parking within a residence use district is contrary to Art. II 4-A (and sec. 4(a) 15, 29 & 46) & Sec. 3 Zoning Resolution.

2. Proposed entrance to gasoline service station more than 25 ft. from corner is contrary to Sec. 7A Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 134.87 ft. frontage by 100.01 ft. in depth, irregular, presently vacant; that the use district maps accompanying the building zone resolution show that the premises are in a class 1 height district and a class C area district; that that part within 100 ft. of Laconia avenue is in a retail use district and the remainder of the plot is in a residence use district; that as of July 25, 1916 that part of the plot within 100 ft. of Laconia avenue was in a business use district and the remainder was in a residence use district and on February 7, 1949 the entire plot was changed into a residence use district; that on October 18, 1949 that part of the plot within 100 ft. of Laconia avenue received its present use designation; that it is proposed to erect a modern gasoline service station consisting of eight 550 gallon gas tanks and four dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction, with a frontage of 44 ft., a depth of 27 ft. 8 in. and will contain the conjunctive uses of lubritorium, car washing, minor auto repairs, store and utility room; that a portion of the site will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that although a portion of the site is in a residential area, the gas station will be confined to the retail area only and that portion of the site in the residential area will be maintained with landscaping; that the building contemplated will be of a high modern design and entirely in accord with the present architectural development in the area; that Laconia avenue is a heavily trafficked auto lane and as such the contemplated gas sta-

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tion is entirely within keeping at this point; that there are no gas stations within the affected area and with a large home and apartment house development in this area, a gas station becomes a vital and required service to the community; that there are sufficient stores now in use to take care of the entire area and therefore it would not be economically feasible to erect additional stores; that it is mandatory that the site be developed at this time in the only feasible manner as proposed so that the owner may continue to pay city taxes and also receive an equitable return on his investment; that the proposed landscaping of the site will act as a buffer to the adjoining land to the west and also afford said land additional permanent light and ventilation; that the proposed curb cut within 75 ft. of the residence district is required due to the location of the fire hydrant and also for efficient operation of the gasoline station; that the gas station will be in complete harmony with the affected area and as the public health, safety and general welfare will not be affected, it is requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to lot No. 1 since July 13, 1916 and to lot No. 72 since September 19, 1952 and that the assessed valuation of the land is \$7,000; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i and A, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7f for a term of fifteen (15) years, to permit the premises to be occupied as proposed, *on condition* that the premises shall be leveled substantially to the grade of the abutting streets and arranged and constructed substantially as indicated on plans filed with this application, marked "Received March 2, 1954" (6 sheets); that pumps of an approved low type shall be not nearer than 15 feet to the building line; that the accessory building shall be faced with face brick and located substantially as shown; that there shall be no cellar under the building; that in all other respects the building and occupancy shall comply with the requirements of the Building Code; that the number of gasoline storage tanks shall be limited to six 550 gallon tanks; that the washing and greasing equipment shall be of the hydraulic type; that curb cuts shall be limited to one 30 ft. curb cut located as shown on East 224th street and three curb cuts, each 30 ft. in width to Laconia avenue, located where shown; that no portion of any curb cut shall be nearer than 5 ft. to the street building line as prolonged; that on the rear and side lot lines there shall be erected a masonry wall not less than 2 ft. high with a steel picket fence thereon to a total height of not less than 5 ft. 6 inches; that such wall may be reduced on either building line within 10 feet thereof to a height of not less than 4 ft. 6 in.; that where not occupied by building and pumps the premises shall be paved with asphalt or concrete; that sidewalks abutting the premises shall be reconstructed or repaired to the satisfaction of the borough president; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof and temporary signs, but permitting the erection within the building line at the intersection of one post standard for supporting a sign, advertising only the brand of gasoline on sale, extending beyond the building line for a distance of not over 4 feet; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that under section 7i there may be motor vehicle repairing of a minor nature with hand tools only, maintained solely within the accessory building; that under Section 7A, the curb cuts may be located as hereinbefore permitted along East 224th street; and that all permits required shall be obtained, including a certificate of occupancy, and all work completed within the requirements of Section 22A of the zoning resolution.

154-54-BZ

APPLICANT—Leonard F. Rothkrug, for New York Lien Corp., owner.

SUBJECT—Application March 5, 1954 (decision of the borough superintendent), under section 7f of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, storage and sale of accessories and office.

PREMISES AFFECTED—3220-3224 Westchester avenue and 3101-3109 Wilkinson avenue, southeast corner, Block 4239, Lot 1, Borough of the Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Jacob Glickstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and

Deputy Chief Connors 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 13, 1954 after due notice by publication in the Bulletin; laid over to July 27, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Westchester avenue and Wilkinson avenue are in a business use, C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 26, 1954 acting on N.B. Applic. 1359-53, reads:

"1. In a business use district the proposed gasoline service station, auto laundry, office, sales area, utility room and lubritorium is contrary to Sect. 4 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 93 ft. 9¾ in. frontage by 96 ft. 9⅝ in. in depth, presently vacant; that it is proposed to erect a three bay, parkway type gasoline station, lubritorium, auto washing, office, storage and sale of auto accessories, for a term of fifteen years; and

WHEREAS, the applicant contends that the property has never been developed and there has been no new development in the neighborhood in many years; that there is no economic demand for development of the subject premises for business or residential purposes because of the character of the development in the immediate neighborhood; that in block 4235, Lot 36, there is a gas station granted by the Board under Cal. No. 695-29-BZ and renewed thereafter for two year periods until 1947, when it was renewed for a ten year period, is directly opposite the premises, being on the southwest corner of Wilkinson and Westchester avenues; that block 4249, lot 1 contains a gas station, subject of Cal. 533-22-BZ; Block 4235, lot 43, garage and motor vehicle repair shop, subject of Cal. 784-38-BZ; that the premises, which is assessed at \$22,500, has been used for a vegetable farm by the owner of the adjoining premises and now has several bill boards; that because of its irregular shape it is economically unfeasible to be improved with any conforming use and lends itself for improvement with a gas station; that there is an elevated railroad structure on Westchester avenue, which further makes the site unattractive for business development; that there is a demand for a gas station as both Wilkinson and Westchester avenues are through streets sustaining a substantial volume of transient traffic and the presence of the elevated structure prevents easy access to other stations which are located on the opposite side of Westchester avenue; and

WHEREAS, the applicant states that the present owner has held title to the property since June 1, 1953 and that the assessed valuation of the land is \$22,500; and

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WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board, which took into account other existing gasoline stations in the area; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen (15) years, to permit the premises to be occupied as proposed as a gasoline service station, *on condition* that all uses on the premises shall be removed and the plot leveled substantially to the grade of abutting streets; that the premises shall be arranged and constructed substantially as indicated on plans filed with this application marked "Received March 5, 1954" (5 sheets) and "July 9, 1954" (2 sheets); that the building shall be faced with face brick and have a gable roof as proposed, weather-surfaced with slate; that the building shall have no cellar; that in all other respects the building and occupancy shall comply with the requirements of the Building Code; that the greasing and washing equipment shall be of the hydraulic type; that there shall be no windows in the rear wall of the building facing the adjoining property; that pumps shall be erected not nearer than 15 feet to the street building line as proposed; that gasoline storage tanks shall be limited to eight 550-gallon tanks; that curb cuts shall be restricted to two to Westchester avenue, each not over 20 feet in width, and one to Wilkinson avenue of similar width; that sidewalks and curbing around the premises shall be reconstructed or restored to the satisfaction of the borough president; that signs shall be restricted to a permanent sign attached to the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the building line of one post standard at the intersection of Westchester and Wilkinson avenues as extended for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 feet; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained, including a certificate of occupancy, and all work completed within the requirements of Section 22A of the zoning resolution.

161-54-BZ

APPLICANT—Roe and Kramer, for Rupert B. Thomas, Ina M. Terrell and Katherine T. Hyde, owners.

SUBJECT—Application March 8, 1954 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from open air salesroom for automobiles and parking lot, to permit the erection and maintenance of a commercial building (restaurant and retail food shop), with off-street parking area for patrons' and employees' cars, and to permit the erection of business signs.

PREMISES AFFECTED—141-57 Northern boulevard, northwest corner of Parsons boulevard, Block 5002, Lot 74, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Charles Kramer, Carroll H. Schutze and John J. McNamara.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 13, 1954 after due notice by publication in the Bulletin;

laid over to July 27, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; Northern boulevard and Parsons boulevard are in residence and local retail use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 9, 1954 acting on N.B. Applic. 218-54 and amended April 1, 1954, reads:

"1. The erection of a commercial building for a restaurant and retail shop and a parking area in a residential zone is contrary to Art. II Sec. 3 of the Zoning Res.

2. The erection of business signs within a Residential Zone is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 150 ft. in depth, on which is located a used car lot; that it is proposed to erect a building 150 ft. front by 80 ft. in depth on 1st floor and 35 ft. 3 in. by 38 ft. on 2nd floor for a restaurant and retail food shop by Horn & Hardart Company, and the use of a part of the property for off-street parking for patrons of the restaurant and its employees only; and

WHEREAS, the applicant contends that Northern boulevard between Parsons boulevard and Bowne avenue is probably one of the very few sections on Northern boulevard which is zoned both residential and business, business use being permitted on the southerly side of the street, use limited to residential only on the northerly side; that within the same east and west street boundaries and immediately opposite the property in question are located a Whelan drug store, a retail shop for the sale of meats, a shop for the sale of television and radio equipment, a fruit and vegetable market, a diner, a funeral home with embalming facilities, a beauty salon, a laundry, a furniture store and an Atlantic and Pacific supermarket; that Northern boulevard is one of the oldest thoroughfares traversing not only through Queens county but into Nassau and Suffolk counties, and business uses are to be found at least throughout all of Queens county for properties fronting on Northern boulevard, and even unrestricted uses in certain sections; that whatever future Northern boulevard has, it unquestionably is for business, with apartments erected over such business areas; that the premises under review, aside from their limited use, have been vacant; that the assessed valuation has steadily risen while rental income is insufficient to meet taxes, and thus a hardship has been imposed on the owners by the limited use which the property may now have; and

WHEREAS, the applicant states that on September 1, 1916 this parcel was zoned residence and remained as such until November 11, 1926; that on that date, the zoning was changed to business and was changed to residence September 18, 1947; that this parcel was in use for business purposes at the time of the change and is in such use at the present time; and

WHEREAS, the applicant states that the present owners have held title to the property since April 15, 1953; that the assessed valuation of land is \$60,000 and of the buildings \$1,000, making a total of \$61,000; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e for a term of twenty (20) years, to permit the restaurant building to be constructed and maintained, as proposed and as indicated on plans filed with this application marked "Received March 8, 1954" (5 sheets); and under section 7h for a similar term, to permit the parking of motor vehicles of employees and

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patrons of the restaurant on the unbuilt upon portion of the premises, as shown on such plans, *on condition* that the building shall in all other respects comply with the requirements of the zoning resolution and the Building Code and all other laws, rules and regulations applicable thereto; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the borough president; that there may be two curb cuts, each not over 15 feet in width, one to Northern boulevard and one to Parsons boulevard in the locations shown; that there shall be erected on the rear and side lot lines a masonry wall with picket fence to a total height of not less than 5 ft. 6 in. with suitable sturdy terminating posts at the street building lines; that existing hedges shall be maintained or replanted at the rear of such fences; that the portion of premises to be occupied for parking shall be paved with concrete or asphaltic paving; that suitable bumpers shall be maintained against the fence and building for protection to same; that adequate aisles shall be maintained at all times for easy ingress and egress; that signs shall be restricted to such signs as would be permitted in a local business district and to a sign attached to the fence at the entrance to the parking area, advertising only the private nature of the parking use; that such sign shall be not over 15 sq. ft. in area, shall not be illuminated and shall not extend beyond the building line; that there shall be no roof signs and the proposed pylons above the roof shall be eliminated; and that all permits required shall be obtained, including a certificate of occupancy, and all work completed within the requirements of Section 22A of the zoning resolution.

163-54-BZ

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo, owner.

SUBJECT—Application March 8, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—34 Henry street, south side, 220 ft. east of Catherine street, Block 277, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: Angelo S. Mongiello.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings, and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 7, 1954 after due notice by publication in the Bulletin; laid over to July 20, 1954, for inspection and decision; without further argument; hearing closed; then to July 27, 1954, for inspection and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; Catherine street and Henry street are in residence and retail use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 25, 1954 acting on Alt. Applic. 2105-53, reads:

"1. A parking lot is not permitted in a residence use district as per Article II, section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 24 ft. 7 in. frontage by 100 ft. in depth, presently vacant; that it is proposed to use vacant lot for the parking and storage of motor vehicles; and

WHEREAS, the applicant further states that this property,

as of July 25, 1916 was zoned as a business district, a 1½ height district and a B district and the existing designation of residence district became effective on March 1, 1939; that there is no amendment for a zoning change contemplated by the City Planning Commission to this property; and

WHEREAS, the applicant contends that Henry street is in a residence zone district and the existing non-conforming uses were erected when the zone was in business use district; that there has been little or no erection of conforming use buildings, within the affected area, since March 1, 1939, thus maintaining this street in a business use category, and the proposed parking lot is entirely in keeping with the trend of this street use; that many buildings have been demolished leaving vacant lots, which later were used as parking lots, such as the following properties; block 280, lots 15, 16, 17, 18, 19 and 20; block 277, lots 27, 37 and 38; block 280, lot 14 and block 277, lot 28 are vacant lots; that there are existing stores in block 280, lots 1, 2, 55 and 8 to 13 inclusive, and block 277, lots 35, 36, 42 to 45 inclusive, 47 and 48; that the operation of the proposed parking lot will be controlled by attendant stationed at 38-42 Henry street in block 277, lots 37 and 38, which is a parking under the same ownership; that the proposed parking lot will comply in all respects with the Building Code and laws of other City departments having jurisdiction; that the parking and traffic situation in this area in particular is acute and this proposal will help to remedy this condition; that this property is in residence use district and the erection of a conforming use structure would be impractical because of the existence of low cost housing developments in the community; that the revenue derived from a residence structure, if kept comparable with low cost housing, would not give the owner a fair return for his investment; that an income derived from a parking lot would enable owner to realize a just profit from subject premises; and

WHEREAS, the applicant states that the present owner has held title to the property since September 6, 1953 and that the assessed valuation of land is \$5,000; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision h, for a term of five (5) years, to permit the premises to be occupied for the parking and storage of motor vehicles, substantially as proposed and as indicated on plans filed with this application marked "Received March 8, 1954," 2 sheets, *on condition* that the premises shall be leveled substantially to the grade of the abutting street and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on the interior lot lines where walls of adjoining buildings do not occur a woven wire fence of the chain link type not less than 5 ft. 6 in. in height; that a similar fence shall be erected along the street line, except for entrance therein as shown, and with suitable sturdy terminating posts, with a curb cut opposite not exceeding 12 ft. in width; that bumpers shall be maintained against walls and fences for protection to same; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon; that these premises shall be operated in conjunction with the premises as permitted to be extended under resolution adopted this day under Cal. No. 276-49-BZ, Vol. III although not physically connected therewith; that all permits shall be obtained, including a certificate of occupancy, and all work completed within six (6) months from the date of this resolution.

173-54-BZ

APPLICANT—Samuel Rosenblum, for New York Awning Co., owner.

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SUBJECT—Application March 11, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, including trucks.

PREMISES AFFECTED—348-350 West 53rd street, south side, 245 ft. east of 9th avenue, Block 1043, Lots 153 and 54, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 13, 1954 after due notice by publication in the Bulletin; laid over to July 27, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; West 53rd street is in residence, retail and retail-1 use, B area, class 1½ height districts; 9th avenue is in a retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 23, 1954 acting on Alt. Applic. 178-54, reads:

"1. Storage and parking of motor vehicles and trucks are not permitted in a residence use district as per Article II, Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 100 ft. 5 in. in depth, presently vacant, and being used for parking; that it is proposed to permit the parking and storage of cars and owner's four trucks; and

WHEREAS, the applicant contends that this street, although residential, has at present many non-conforming uses; that directly to the west is a manufacturer of awnings, who also owns the premises under appeal; that further to the west is an auto repair shop and a parking lot; that across the street are also parking lots and auto storage in connection with the bus barns on 54th street; that these premises are in close vicinity to Madison Square garden and the theatrical district and the parking will be beneficial to the neighborhood as it will help keep the traffic lanes clear; that the property is not suitable for residence purposes and inasmuch as this application is for a temporary period, it cannot affect the development of the neighborhood at some future date; that in view of the many non-conforming uses now on this block, a variation is requested for parking and storage, including the light trucks maintained by the owner; and

WHEREAS, the applicant states that the owner has held title to the property since January 14, 1944 and that the assessed valuation of the land is \$28,000; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7h for a term of five (5) years, to permit the premises to be occupied for parking and storage, as proposed and as indicated on plans filed with this application, marked "Received March 11, 1954" (2 sheets), on condition that the plot shall be leveled substantially to the grade of West 53d street and shall be covered with clean gravel, steam cinders, treated with a binder and properly rolled; that there shall be erected on the interior lot lines where walls of adjoining buildings do

not occur, a woven wire fence with anchored steel posts, to a total height of not less than 5 ft. 6 in.; that a similar fence shall be erected on the street building line, except for an entrance not over 20 ft. in width as proposed; that sturdy terminating posts shall be constructed and maintained at ends of fence; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon except there may be a building not exceeding 100 sq. ft. in area and one story in height, which may be of frame, for use as office and shelter for the attendant; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the sidewalks and curbing in front of premises shall be reconstructed or repaired to the satisfaction of the borough president; that the curb cut as shown to a width of not over 20 feet may be permitted; that suitable bumpers shall be erected against the fence and walls at either lot line; that signs shall be restricted to one sign attached to the fence at the entrance, advertising only the parking and storage, use, rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed 20 sq. ft. in area, shall not be illuminated and shall not extend beyond the building line; and that all permits required shall be obtained, including a certificate of occupancy, and all work completed within the requirements of Section 22A of the zoning resolution.

196-54-BZ

APPLICANT—Lama, Proskauer and Prober, for West 45th Street Garage, owner.

SUBJECT—Application March 12, 1954 (decision of the borough superintendent), under section 7f of the zoning resolution, to permit in a retail use, B area district, for a term of twenty-five years, the erection and maintenance of a storage garage, without the required rear yard.

PREMISES AFFECTED—251-257 West 45th street, north side, 150 ft. east of 8th avenue and 254 West 46th street, Block 1017, Lots 7 and 157, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama, F. Dreil, Morris Aberbach and Murray Schumel.

For Opposition: I. Hartley Steinhardt.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 7, 1954 after due notice by publication in the Bulletin; laid over to July 20, 1954, for inspection and decision; hearing closed; then to July 27, 1954, for inspection and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, West 45th street and 8th avenue are in a retail 1 use, B area, class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated February 24, 1954 acting on N.B. Applic. 11-54, reads:

"1. Proposed storage garage for private passenger cars in retail-1 district is contrary to Sec. 4-E of Z. R.

2. Provide rear yard as per Sec. 17 of Z. R. on those portions of rear lot line which are back to back with adjoining lots. Dimensions of required rear yards to comply with Sec. 12(a) of Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 ft. frontage by 200 ft. 10 in. in depth; that as of July 25, 1916 the premises were in a business use district and on November 13, 1936 the premises were changed to a retail use district; that the premises are presently developed with a theatre which is now in the course of being demolished; that it is proposed to erect a modern six story, fire-

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proof storage garage, having a frontage of 80 ft. on West 45th street, a depth of 200 ft., irregular on the easterly and westerly lot lines, and 16 ft. 8 in. on West 46th street; that that part of the garage fronting on West 46th street will be one story in height; and

WHEREAS, the applicant contends that the site is in the most congested part of the city, having many hotels and theatres within the affected area, and the proposed garage will do much to alleviate parking conditions in this area; that the land is high in assessed value and it is mandatory that the site be developed in the manner proposed so that the owner may receive an equitable return on his investment, increase the tax roll for the City and permit the owner to continue to pay taxes; that lot No. 10, immediately adjoining the site to the east, is developed with a three and five story theatre running through from street, and the main structure is back to back with the proposed garage; that a rear yard will be maintained above the one story portion of the building facing West 46th street; that this open area, starting at the 2nd tier, will afford lots 57 and 58 additional light and ventilation to better advantage than if a rear yard were provided, as the building now on lot No. 10 has destroyed block ventilation; that the newly provided area above the one story part of the new building will reestablish block ventilation; and

WHEREAS, the applicant states that the present owner has held title to the property since February 3, 1954; that the assessed valuation of land is \$275,000 and of the buildings \$132,000, making a total of \$407,000; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7, subdivision f, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7f for a term of twenty (20) years, to permit the building to be constructed and maintained for the use as proposed and as indicated on plans filed with this application marked "Received March 11, 1954," 6 sheets, and "July 9, 1954," 1 sheet, *on condition* that all uses on the premises, including the premises facing on West 46th street shall be removed; that the building shall be constructed substantially as proposed thereon on such plans, to the height as proposed and of fireproof construction throughout; that curb cuts to the building from West 45th street shall be limited to one curb cut 30 ft. in width as proposed and shown, and on 46th street, one curb cut not over 15 ft. in width; that there shall be no windows opening on adjoining premises on any walls in the side lot line or rear; that such fire fighting equipment shall be maintained as the fire commissioner shall direct; that the sidewalks and curbing in front of the premises on both streets shall be reconstructed or repaired to the satisfaction of the borough president; that the use of the cellar as proposed and as herein included, and the gasoline storage tanks consisting of four 550 gallon tanks may be maintained therein, with two pumps on the 1st floor in the location as shown but not nearer than 15 ft. to the street building line of West 45th street; that such pumping equipment as may be necessary shall be maintained to the satisfaction of the fire commissioner; that there also may be on the 1st floor one pneumatic lift for lubrication and car washing; that signs shall be restricted to a permanent sign attached to the front of the building over the entrance on each street, eliminating all roof signs and all temporary signs; that in all other respects the building and occupancy shall comply with all laws and rules applicable thereto; that all permits shall be obtained, including a certificate of occupancy, and all work completed within the requirements of Section 22A of the zoning resolution.

286-54-BZ

APPLICANT—Max Horn, for Bernice Service Corp., owner.

SUBJECT—Application March 31, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—41-16 Rockaway Beach boulevard and 310 Beach 42nd street, northeast corner, Block 365, Lot 6, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 20, 1954 after due notice by publication in the Bulletin; laid over to July 27, 1954, for further consideration and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Rockaway Beach boulevard and Beach 42nd street are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 23, 1954 acting on Alt. Applic. 452-54, reads:

"1. The parking & storage of motor vehicles in a res. use dist. is contrary to Art. 2 Sec. 3 of Zone Res." and

WHEREAS, the applicant states that the premises consist of a plot, 101.60 ft. frontage by 214.90 ft. in depth, irregular, presently vacant; that it is proposed to use the site for the parking and storage of motor vehicles; and

WHEREAS, the applicant further states that the plot is now in a residence use zone, D area; that on May 17, 1928 it was changed from business for the first 100 ft. north of Rockaway Beach boulevard and residence for the balance of the plot; that on December 28, 1939 it was again changed to residence D for the entire plot; and

WHEREAS, the applicant contends that for many years an ice manufacturing plant and storage building was on this plot; that this burned down a few years ago and the plot is now vacant; that this plot is in the midst of a very densely built up summer bungalow colony and practically all the occupants of these bungalows have cars; that since practically none of these bungalows have garages, nor even room for a car on the grounds of these bungalows, it is imperative that parking space be provided; that this parking lot, comprising about 21,000 sq. ft. will help relieve this situation; that there can be no logical or reasonable objection to the use of this plot for parking, especially so because this lot is surrounded by vacant land, except for one house; that there is little likelihood that the character of this section will change materially during the period of this variance; that the operation of the rapid transit system in this area, probably in 1956, may encourage new construction, at which time this plot will be used for more profitable purposes; that since this lot would be used primarily during the summer season, the Board is requested to accept a railing constructed as follows: 4 in. by 4 in. posts, set about 2 ft. 6 in. in the ground and creosoted and extending 4 ft. above the ground, set approximately 8 ft. apart, 2 in. by 4 in. top rail and 2 in. by 4 in. center rail, all to be painted and maintained in good condition; and

WHEREAS, the applicant states that the present owner has held title to the property since March 1, 1954 and that the assessed valuation of land is \$11,000; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that a railing on the lot lines as proposed, would not be suitable in this location; and

WHEREAS, the Board found that this was an appropriate

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case in which to exercise discretion to grant under Section 7, Subdivision h, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, subdivision h, for a term of five (5) years, to permit the premises to be occupied for the parking and storage of motor vehicles of the pleasure car type only, substantially as proposed and as indicated on plans filed with this application marked "Received March 31, 1954," 2 sheets, *on condition* that all buildings and uscs, including the existing concrete foundations shall be removed above grade and the premises shall be leveled substantially to the grade of abutting streets; that there shall be erected on all building lines a woven wire fence of the chain link type to a height of not less than 5 ft. 6 in., except for one entrance to Rockaway Beach boulevard not exceeding 10 ft. in width with a similar entrance to Beach 42nd street of similar width; that the wire fence may be erected on the line of the existing building lines, on condition that in the event the street widening is carried through, such fence shall be moved to the widened line; that during the term of this variance the premises within the proposed street widening shall be occupied only as proposed; that the premises shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that suitable bumpers shall be maintained against the fences for protection thereto; that sturdy posts shall be maintained at the openings for supporting the fence; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained, including a certificate of occupancy, and all work completed within the requirements of Section 22A of the zoning resolution.

604-28-BZ—Vol. III

APPLICANT—Harry A. Yarish, for Anne Pillitteri and Bella Berman, owners.

SUBJECT—Application for consideration—reopening and to approve working plans—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, and office, on which is located an automatic auto laundry.

PREMISES AFFECTED—1527-1547 Utica Avenue and 5002-5018 Glenwood road, southeast corner and 5001-5027 Kings highway, Block 7734, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on December 22, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* working drawings marked "Received July 6, 1954" (3 sheets) as in substantial compliance with the resolution adopted by the Board on December 22, 1953, *on condition* that no pumps shall be erected nearer than 15 ft. to a street building line. (N.B. 511/53)

328-35-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for N. P. B. Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amended working plans—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—922 Westchester avenue and 909-923 East 163rd street and 910-918 Rogers place, southeast corner, Block 2697, Lot 35, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and revised working drawings approved.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on October 27, 1953, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on May 11, 1954; and

WHEREAS, the applicant requested an amendment of the resolution and submitted revised working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* revised working drawings marked "Received July 1, 1954" (3 sheets) showing accessory building reduced to 45 ft. frontage, otherwise as previously approved and in substantial compliance with the resolution adopted on October 27, 1953; and that in all other respects the working drawings previously approved shall be complied with. (N.B. 646/53)

30-48-BZ—Vol. II

APPLICANT—Adolph Friedel, owner.

SUBJECT—Application for consideration—reopening and amendment as to diner on gas station and parking plot—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7i, 7A and 7h of the zoning resolution, permitting in a residence and business use district, the reconstruction and extension of existing gasoline service station to include boiler room, lubritorium, auto laundry, motor vehicle repair shop, sale of accessories and office and also the parking and storage of more than five motor vehicles and with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—1701-1725 Bedford avenue and 109-131 Sullivan place, northeast corner, Block 1304, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Adolph Friedel and Moe Friedel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on February 7, 1950, on certain conditions; and

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WHEREAS, the resolution was amended from time to time and last amended on June 5, 1951; and

WHEREAS, the term of variance was extended on February 5, 1952 and February 24, 1954; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 7, 1950, as thereafter *amended* by resolutions adopted through February 24, 1954, by adding thereto:

"that in the event the owner desires to maintain a diner on the premises, as proposed and as indicated on plans filed with this request for amendment, marked 'Received July 9, 1954' (3 sheets) and as passed on by the Borough Superintendent under N.B. 659/52, Objection 1, disapproved June 22, 1954, such extension of use may be permitted, *on condition* that in all other respects the resolutions above cited shall be complied with."

203-50-BZ

APPLICANT—Latham C. Squire, for Uris Brothers, owner (Robert Norden, Lessee).

SUBJECT—Application for consideration—reopening and amendment as to musicians and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7e of the zoning resolution, permitting in a residence and retail use district, the change in occupancy on first floor from existing restaurant to restaurant and cabaret.

PREMISES AFFECTED—1-3 University place and 27-29 Waverly place, northeast corner, Block 549, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Latham C. Squire.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 11, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 11, 1950, by adding thereto:

"... that in the event the owner desires to add a violin and a cello, in addition to the organ and one singer as hereinbefore permitted, such additional string instruments may be permitted, *on condition* that in all other respects the resolution as adopted by the Board July 11, 1950, shall be complied with." (Alt. 1737/48.)

16-52-BZ

APPLICANT—Sidney Fischer, for Jeffrey Operating Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—365-369 East 8th street, north side, 183 ft. east of Avenue C, Block 378, Lots 56, 57 and 58, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Fischer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 20, 1952, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 20, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of two (2) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Alt. 1659/51)

223-52-BZ

APPLICANT—DeRose and Cavalieri, for Frank Tursellino, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—324 Pleasant avenue, east side, 50.5 ft. south of East 118th street, Block 1716, Lot 51, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 1, 1952, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 1, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of two (2) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Alt. 337/52)

722-52-BZ—Vol. II

APPLICANT—Herman Kron, for 146 Center Street Corp., owner.

SUBJECT—Application for consideration—reopening and approve working plans—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permit-

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ting in a business use district, the reconstruction of existing gasoline service station, motor vehicle repair shop, parking lot, parking center and lunch wagon, to include gasoline service station, motor vehicle repair shop, storage garage for more than five motor vehicles and lunch wagon. PREMISES AFFECTED—96-98 Baxter street, southeast corner of Center street and 125 Walker street, Block 198, Lots 5, 8, 10, 11 and 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on May 18, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* working drawings marked "Received June 3, 1954" (6 sheets) as in substantial compliance with the resolution adopted by the Board on May 18, 1954, and to permit three 550 gallon gasoline storage tanks and one dispensing pump within the garage building; that in all other respects the above cited resolution shall be complied with. (N.B. 109/52)

807-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Bertha Schwartz, owner.

SUBJECT—Application for consideration—reopening and approval of amended working plans—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in the local retail use portion of a lot located in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and permitting the parking and storage of motor vehicles on unbuilt portion of lot; all for a term of years.

PREMISES AFFECTED—140-20 Farmers boulevard and 174-25 to 174-33 142nd avenue, northwest corner, Block 12592, Lot 315, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and amended working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 14, 1953, on certain conditions; and

WHEREAS, revised working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on June 2, 1953; and

WHEREAS, revised working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on March 2, 1954; and

WHEREAS, the applicant requested an amendment of the resolution and submitted amended working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* amended working drawings marked "Received July 1, 1954" (1 sheet) to replace one sheet of three sheets marked "June 2, 1953" showing a change in the building; that in all other respects the working drawings marked "Received March 2, 1954" shall be complied with in all respects. (N.B. 6211/52)

833-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Michael Flax, owner.

SUBJECT—Application for consideration—reopening approval of plans—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles waiting to be serviced, for a term of twenty years (previously granted by the Board for fifteen years on lot No. 6).

PREMISES AFFECTED—5916-5930 Foster avenue and 1512-1524 Ralph avenue, southwest corner, Block 7955, Lots 6 and 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and revised working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on December 1, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 1, 1953; and

WHEREAS, the applicant submitted revised working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* revised working drawings marked "Received January 5, 1954," (3 sheets) as being in substantial accord with the resolution adopted by the Board December 1, 1953. (N.B. 1352/52.)

171-53-BZ

APPLICANT—Samuel Rosenblum, for Pacwest Realty Corp., owner.

SUBJECT—Application for consideration—reopening extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence and business use, B area district, the erection and maintenance of a business building without the required rear yard and using more than the area permitted in the residence use B area portion of plot, and to permit the connection of first floors with adjoining building (Hotel Pierre).

PREMISES AFFECTED—662-666 Madison avenue, 8-28 East 61st street, southwest corner and 13-19 East 60th street, Block 1375, Lots 10-13, inclusive and 56, 56½, 58, 60 and 61, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and G. Lansing Hays, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 28, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 28, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings, and a permit issued, that all work shall be completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (N.B. 16/53.)

235-53-BZ

APPLICANT—Harry S. Kohl, for Godfrey Nurse Houses, Inc., owner (Lotus Bar and Grill, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a local retail use district, the addition to restaurant occupancy on 1st floor of cabaret, for a term of years.

PREMISES AFFECTED—454 Lenox avenue, east side, 49 ft. 11 in. south of West 133rd street, Block 1730, part of Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry S. Kohl.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 20, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 26, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 20, 1953, as thereafter *amended* by resolution adopted January 26, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. App. 1422/52.)

295-53-BZ

APPLICANT—James J. Lyons, Jr., for Emil Guterman, owner.

SUBJECT—Application for consideration—reopening and approve working drawings—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash (non-automatic) and office.

PREMISES AFFECTED—2630-2634 Bailey avenue, east

side, 150 ft. south of West 193rd street, Block 3239, Lots 14, 16 and 17, Borough of The Bronx.

APPEARANCES—

For Applicant: Emil Guterman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 2, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* working drawings marked "Received June 30, 1954," (3 sheets), showing certain changes from plans previously approved and now in substantial compliance with the resolution adopted by the Board on May 4, 1954, and to permit the erection of the accessory building as shown and the change in the location of toilets and the installation of one pump island instead of three, with four pumps instead of six, and the street wall and office wall may be faced with Carrara glass instead of stucco. (N.B. 280/53.)

353-53-BZ

APPLICANT—Reginald S. Hardy, for U. K. Realty Corp., owner.

SUBJECT—Application for consideration—reopening and approval of working drawings—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution permitting in the business use district portion of a lot, located in a residence and business use district, the erection and maintenance of a gasoline service station, auto laundry (non-automatic), lubricatorium, storage and sale of accessories and office.

PREMISES AFFECTED—2397-2411 Flatbush avenue and 4301-4305 Avenue T, Northeast corner, Block 8529, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 9, 1954, on certain conditions; and

WHEREAS, time to submit working drawings as being in substantial compliance with the Board's resolution was extended on June 8, 1954; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* working drawings, marked "Received June 1, 1954" (4 sheets), as in substantial compliance with the resolution adopted by the Board February 9, 1954, as amended June 8, 1954, on condition that all uses now existing on the premises shall be removed and the premises leveled substantially to the grade of Flatbush avenue and Avenue T; that the arrangement shall be as indicated on such working drawings; that the accessory building shall have no cellar; that the facades of accessory building shall

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be of face brick; that pumps shall be not nearer than 15 ft. to the street building line of Flatbush avenue; that pumps shall be of an approved low type; that on the lot lines there shall be maintained where shown and proposed a masonry wall not less than 3 ft. high with steel picket fence above to a total height of not less than 5 ft. 6 inches; that suitable terminating posts shall be constructed and maintained at the building line where such fences end; that the spaces adjacent to the accessory building on the north and south shall be planted with suitable planting and protected with concrete curbing as shown; that the number of gasoline storage tanks shall not exceed eight 550 gallon tanks; that the premises where proposed to be used in conjunction with the gasoline station shall be paved with concrete or asphaltic paving; that there shall be erected within the intersection of Flatbush avenue and Avenue T a block of concrete not less than 12 in. in height extending for a distance of not less than 5 feet along Avenue T and Flatbush avenue; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all temporary and roof signs, but permitting the erection within the intersection above referred to of a post standard, supporting a sign, advertising only the brand of gasoline on sale, which sign may extend beyond the building line for a distance of not over 4 feet; that curb cuts shall be restricted to three to Flatbush avenue and one to Avenue T, of the width shown and located where shown; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct. (N.B. 281/53.)

928-53-BZ

APPLICANT—Paul Friedman, for Francis P. Headley, owner.

SUBJECT—Application for consideration—reopening and approve working drawings—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—1982-1992 Utica avenue and 4914-4924 Avenue L, southwest corner, Block 7847, Lots 44, 46 and 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 15, 1954, on certain conditions; and

WHEREAS, the applicant submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby approve working drawings marked "Received June 22, 1954" as being in substantial compliance with the resolution adopted by the Board on June 15, 1954. (N.B. 1307/53.)

181-41-BZ—Vol. II

APPLICANT—Jerome Voletsky, for Jacques Galef, owner; Jacob Goldstein, lessee.

SUBJECT—Application for consideration—reopening and extension of term of variance re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, per-

mitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—302-308 East 34th street, south side, 80 ft. east of 2nd avenue, Block 939, Lots 55-58, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry H. Kozak.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on September 14, 1954, at 10 A. M., to consider extension of the term of the variance in view of the term having expired on October 16, 1953, subject to the regular procedure, waiving all requirements except two publications in the Bulletin and a new decision of the Borough Superintendent.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

280-41-BZ—Vol. III

APPLICANT—Paul Friedman, for Constel Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. III and based on new facts—re Application (decision of the borough superintendent), previously denied, under sections 7c, 7i and 21 of the zoning resolution, permitting in a business use, C area district, the erection and maintenance of building to be used as a motor vehicle repair shop, using more than permitted area.

PREMISES AFFECTED—89 Furman avenue, west side, 99.5 ft. north of Bushwick avenue, Block 3462, Lots 26, 63 and 67, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure, for rehearing on alleged substantial new facts.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

123-54-BZ

APPLICANT—Raymond C. Ward, for Jacques and Eugene Garvin, owners (Chesterfield Associates, Inc., lessee); owners under contract—Chesterfield Northern Inc.

SUBJECT—Application February 19, 1954—(decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in a local retail use district the erection and maintenance of a building to be used as an automobile showroom, office and motor vehicle repairs, and to permit the sales and display of more than five new and used cars on unbuilt upon portion of plot.

PREMISES AFFECTED—144-74 Northern boulevard, south side, 239-58 ft. west of 147th street (Block 5014, Lot 32), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Howard Seltzer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

644-51-SM

APPLICANT—Granco Steel Products Co., owner-manufacturer.

MINUTES

SUBJECT—Application November 5, 1952—COFAR Concrete Floor and Roof Construction, approval of.

APPEARANCES—

For Applicant: William A. Faiella.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 644-51-SM.

Subject: Cofar Concrete Floor and Roof Construction, approval of.

Seelye, Stevenson, Value and Knecht for the Granco Steel Products Co., Illinois, filed September 21, 1951 an application with the Board of Standards and Appeals for approval of the material known as Cofar Concrete Floor and Roof Construction under the provisions of C26-88.0, C26-191.0 and C26-619.0 Administrative Building Code.

Purpose

The material is a composite steel and concrete fire resistive floor and roof construction.

Description

The term "Cofar" designates an assembly of cold-rolled galvanized deep corrugated steel sheets and transverse steel wires on rods across the ridges of the corrugations, all wires are welded to the ridges of the corrugations. This finished assembly serves as a form for concrete deposited thereon. The welded wire embedded in the concrete and steel sheet, together, act with the concrete as a unit.

The steel sheets are a low carbon copper bearing steel produced by hot and cold rolling; the sheets are then hot dipped galvanized and corrugated to shape.

The chemical composition of the sheet shall be:

Carbon (maximum)	.15%
Phosphorus (maximum)	.06%
Sulphur (maximum)	.05%
Copper (maximum)	.20%

The steel sheet has a minimum yield strength of 80,000 psi.

In construction of the Cofar, sheets are placed so that the longitudinal edges lap and the ends of the sheets rest on the permanent supporting secondary and primary framing members:—

A. On supporting members of masonry or concrete materials that are not integrally cast with the floor; minimum bearing $2\frac{1}{2}$ inches.

B. Into supporting members of concrete cast integrally with the floor; minimum bearing 1 inch.

C. On supporting steel framing members, minimum bearing 2 inches.

Before placing concrete on top of the Cofar the sheets are supported by temporary shoring so that the maximum clear spans for the Cofar deep corrugated sheets shall not exceed 6 ft. 0 inches.

Where the Cofar is used in continuous floor construction, deformed bars or welded wire fabric of proper sizes and shapes are placed over the supports near the top of the concrete and properly supported in order to take care of the negative moment.

The floor system is either protected with an approved fire resistive ceiling, or left unprotected depending on the fire rating required.

Inspection and Test

Load tests were conducted on the Cofar sheets alone and on a Cofar and concrete floor, at the plant of the applicant

at Granite City, Illinois, in the presence of Asst. Engr. J. A. Darts, Committee on Test; Professors J. W. Hubler and A. W. Brust, and I. A. Benjamin and B. F. Friberg, representing the applicant.

All tests were conducted in accordance with the requirements of C26-626.0 Administrative Building Code.

The complete report is filed with and is part of the record.

The construction fire protected by various means, was tested at the Underwriters Laboratory, Chicago, in the presence of Asst. Engr. J. A. Darts, Committee on Test, in accordance with the requirements of Article 11, Groups 5 through 11, and Groups 13, Chapter 26, Administrative Building Code.

The following constructions were tested with the results as noted:

Type 1. The material used in the construction of the deck consisted of the following:

Cofar units 24 USS gauge, $1\frac{1}{4}$ inch corrugations, 4.2 inch on centers to the ridges, on which were welded $\frac{1}{4}$ inch diameter bars perpendicular to the corrugations and on 6 inch centers. Within $13\frac{1}{2}$ inches of the beam supports the wire is welded $4\frac{1}{4}$ inches on center.

Hangers two one inch by $\frac{3}{16}$ inch bars bent into an "L" shape and bolted back to back to form a tee, with flange below Cofar Sheets.

Channels runner channel $1\frac{1}{2}$ inch by 1.12 lb. per ft. Furring channel 1 inch by 0.5 lbs. per ft.

Wallboard $\frac{5}{8}$ inch approved gypsum wallboard.

Lath 24 USS gauge 3.4 lbs per sq. yd. diamond mesh flat expanded lath.

Tie wire clips for attaching of furring channel to runner channel.

Vermiculite aggregate, approved vermiculite plaster aggregate.

Cement, sand and gravel.

The Cofar units were laid on the "I" beams providing floor spans of 11 ft. 0 in., and 5 ft. and $7\frac{1}{4}$ in., center to center of supports, and were arc welded to the beams.

The Cofar units and negative reinforcing bars were covered with $4\frac{1}{2}$ inches of concrete, the depth being measured from the corrugated valleys; the concrete was a 1:3.8 : 8:4.0 mix, giving a compressive strength of 2315 psi.

The ceiling side of the assembly was provided with runner channels spaced 4 ft. 0 in. on centers suspended with the tee hangers. The hangers were inserted through holes cut in the Cofar units before the concrete was placed at right angles to the runner channels were placed furring channels spaced 1 ft. 0 in. on centers.

Under the supporting "I" beams were placed the two $\frac{5}{8}$ in. gypsum wall boards; resting on the furring channels, the lower board extending 13 in. beyond the edge of the flange, on either side, and the upper piece 5 in.; there was a $\frac{1}{4}$ inch clearance between the top of the upper piece of gypsum wall board and the bottom of the flange of the "I" beam, as shown on sketch Fig. 1 of underwriters report.

The metal lath was then secured to the furring channels with a space of $14\frac{1}{2}$ in. from face of lath to the under side of the Cofar unit.

The ceiling was finished with 3 coats of plaster, the scratch coat being 2 cu. ft. of vermiculite to 100 lbs. of fibered gypsum and having a thickness of 1.8 in.; the brown coat being 3 cu. ft. of vermiculite to 100 lbs. of fibered gypsum and having a thickness of 3.4 in., the finish coat consisted of 3 parts of line to 1 part of gauging plaster giving a total overall thickness of plaster of 1 in.

The overall thickness of the assembly, from the finished surface of the concrete floor to the finished surface of the plaster ceiling was 20 inches.

The total load on the assembly was 125 lbs. per sq. ft. (combined live and dead load).

The assembly successfully met the requirements of a four-hour fire resistive floor or roof, including the beam.

The complete report Retardant 3413-1 of the Underwriters Laboratory is on file with, and is part of the record.

Type 2. The material used in the construction of this deck consisted of the following:

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Cofar units, 24 USS gauge. To one face and perpendicular to the corrugations are welded, at each corrugation ridge, $\frac{1}{4}$ inch diameter wires $36\frac{1}{2}$ in. long, spaced 6 in. on center. The wires extended across the corrugated sheet from the center line of the first corrugation, at one edge, and projected 7 in. over the other edge. Supplementary $\frac{3}{8}$ in. diameter reinforcing rods are placed along, and directly over the center line of the corrugations under the $\frac{1}{4}$ in. wires and wired thereto, 3 ft. on centers, where additional longitudinal reinforcing is required.

Cement—sand and gravel:—

The Cofar units are laid on the supporting beams and covered with $5\frac{1}{4}$ in. of concrete of a 1:3.75:4.60 mix; the compressive strength of the concrete was 2620 psi.

Total load on the deck was 158 lbs. per sq. ft. total live and dead load.

The assembly without a protective ceiling successfully met the requirements of a two-hour fire resistive floor or roof construction when there is not steel beam in the construction.

The complete report Retardant 3413-2 of the Underwriters Laboratory is on file with and is part of the record.

Type 3. The material used in the construction of this deck consisted of the following:

Cofar as described in types 1 and 2.

Negative reinforcing steel $\frac{3}{8}$ in. deformed bars. Supporting chairs $1\frac{3}{4}$ in. continuous high chairs.

Tie wire.

Cement, sand and limestone.

Asbestos spray (approved by the Board under Cal. No. 900-50-SM).

The Cofar units were laid on the 12 in. "I" beams and were welded to the beam. The negative reinforcing steel was placed on the $1\frac{3}{4}$ in. chairs to provide $\frac{7}{8}$ in. of concrete over the bars.

The concrete of a depth of $4\frac{1}{2}$ in. from the bottom of the corrugations was of 1:3:3 $\frac{1}{2}$ mix having a compressive strength of 3621 psi.

The asbestos spray was applied to a thickness of $2\frac{1}{2}$ in. on the beam, and $\frac{7}{8}$ in. on the underside of the Cofar sheets to form a ceiling.

The total load on the deck was 125 lbs. per sq. ft. combined live and dead.

The assembly successfully met the requirements of a 3-hr. fire resistive floor or roof construction when beams or girders are part of the construction, and a four-hour fire resistive floor or roof when there is no steel beam in the construction, for example when the Cofar would rest directly on four-hour masonry construction.

Type 4. The material used in the construction of the deck consisted of the following:

Cofar, as described in 1, 2 and 3.

Negative reinforcing steel $\frac{3}{8}$ in. and $\frac{1}{2}$ in. deformed bars.

Electrical raceways and junction boxes.

Lath 24 USS gauge $\frac{3}{8}$ in. diamond mesh.

Cement and Waylite.

Gypsum.

Perlite.

The Cofar units were laid on the steel "I" beam giving spans of 10 ft. 6 in. and 6 ft. $4\frac{1}{2}$ in. center to center. The $\frac{3}{8}$ in. negative reinforcing steel bars were placed on $1\frac{3}{4}$ in. high chairs, to provide $\frac{7}{8}$ in. of concrete over the bars. The electrical raceways were supported on $1\frac{1}{4}$ in. chairs to provide a cover of $\frac{3}{4}$ in. of concrete. The top of the junction box was placed flush with the concrete slab.

The concrete of a depth of $4\frac{1}{2}$ in. from the bottom of the corrugations was a 1:2:2 mix having a compressive strength of 3484 psi.

The lath was applied directly to the bottom corrugations of the Cofar units and was held in place by means of No. 16 B & S gauge galvanized steel wires that had been shop welded to the Cofar units 12 in. o.c. along thin corrugations.

The scratch coat of perlite plaster of mix of 2 cu. ft. of perlite to 100 lbs. of gypsum was applied in a manner to fill the corrugations and to a depth of $\frac{1}{8}$ in. from the face of the lath. The brown coat of the same mix was applied

to bring the total thickness of plaster to $\frac{3}{8}$ in. except under the raceway junction box and on the beam. The total thickness to the face of the lath in an area of 3 sq. ft. and centered below the raceway junction box as 1 in. The total plaster thickness to the face of the lath around the beam was $1\frac{1}{2}$ in.

The total overall thickness, except under the junction was 5 in. and under the junction box the total thickness was $5\frac{5}{8}$ in.

The total load on the deck was 110 lbs. per sq. ft. combined live and dead load.

The assembly met the requirements for a three-hour fire resistive floor or roof when there is not more than one junction box in each 90 sq. ft. of floor area with junction box within 3 ft. 0 in. of supports, and as a four-hour fire resistive floor when there are no raceways and junction boxes in the assembly.

The Underwriters Laboratory report 3413-4 is on file with and is part of the record.

Recommendation

On the basis of the inspections and tests, and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Cofar Concrete Floor and Roof construction for use in New York City under the following provisions of the Administrative Building Code:—

Construction Type 1 as described in Inspection and Test:—
For use as a four-hour fire resistive floor including the beams in the floor assembly under the provisions of C26-239.0 Administrative Building Code.

Construction Type 2 as described in Inspection and Test:—
For use as two-hour fire resistive floor, provided the floor assembly does not rest on steel beams or girders, for roof and all floors other than that above the basement or cellar, as provided under C26-240 and in residence structure three stories and basement or less in height and in other structures not over 4 stories, or 40 ft., in height, as provided under C26-239.0 with an allowable total load of 158 lbs. per sq. ft. on a 15'-10" span. Total load being live and dead.

Construction Type 3 as described in Inspection and Test for use as a four-hour fire resistive floor or ceiling provided the floor or roof does not include steel beams or girders and the floor or roof construction rest directly on masonry construction having the required fire resistive rating as required under C26-239.0 Administrative Building Code. As a 3-hour fire resistive floor or roof when steel beams are incorporated in the construction for use under the provisions of C26-239.0.

Construction on Type 4 as described in Inspection and Test:—the Committee on Test is of the opinion that this type; although it met the requirements of a 3-hour fire resistive floor and roof construction with electrical raceways installed, (raceways running parallel to the corrugations, and one junction box installed per 90 sq. ft. of floor area) and, as 4-hour fire resistive floor when there are no raceways or junction boxes should not be approved under the resolution pending further investigation of this type of construction as to strength of the arch due to the raceway chases at different locations and angles with corrugations.

In general the Committee further recommends that at the end spans, positive reinforcement of the end slab shall be increased by a ratio of 12 to 10 over continuous slabs, and simple spans, shall be increased by a ratio of 12 to 8 over the interior slabs, unless the stress do not exceed the allowable 20,000 psi. The negative reinforcement over the support between the first and second arches, and all other supports, shall be designed in accordance with recognized engineering formulae.

The Committee further recommends that the allowable superimposed uniform load, on the Types 1 and 3 as herein described shall not exceed 130 pounds per sq. ft. on a maximum span of 8'-0" all other elements of the arch and fire protection being as herein described.

The Committee further recommends that plans filed with the Department of Housing and Buildings showing the proposed use of this construction shall be marked or stamped

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approved by the Board of Standards and Appeals for use in New York City under Cal. No. 644-51-SM.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report (as to types 1, 2 and 3, but not 4).

912-52-SM

APPLICANT—Emanuel M. Glick, for the Dow Chemical Co., owner.

SUBJECT—Application December 24, 1952—Styrofoam No. 22 and No. 33 (insulation), approval of.

APPEARANCES—

For Applicant: Henry B. Weisl.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 912-52-SM.

Subject: Styrofoam No. 22 and 33, approval of.

Dow Chemical Co., New York, filed December 24, 1952 an application with the Board of Standards and Appeals for approval of the material known as Styrofoam No. 22 and No. 33 under the provisions of C26-178.0 Administrative Building Code.

Purpose

The material is to be used as a combustible insulation below 100°F only.

Description

Styrofoam is a plastic foam composed of noninterconnecting cell system. It is produced by expanding polystyrene approximately forty times. The material has a weight ranging from 1.3 to 2.0 lbs. per cu. ft.

The material will lose its mechanical properties as the temperature rises and at 200°F the cellular structure collapses but at low temperature the compressive strength increases.

This material is used in cold storage spaces in masonry construction the material is applied to the inside surface of masonry construction and forms a base for plaster; the material is also used for pipe and industrial equipment insulation.

Inspection and Test

The plant of the applicant at Midland, Michigan was inspected by Commissioner E. W. Kleinert, Committee on Test; samples of Styrofoam 22 and 33 were identified and tests were conducted in order to determine the mechanical and structural properties.

The test conducted and the results were as follows:

1. Compressive yield strength
Styrofoam 22—35.9 p.s.i.
Styrofoam 33—33.4 p.s.i.
2. Water absorption—water pick up after being subjected to a 10 ft. 0 in. head of water for 24 hours.
Styrofoam 22—0.076 p.s.f.
Styrofoam 33—0.072 p.s.f.
3. Compression set at 140°F.—amount of compression after being subjected to a load of 5 p.s.i. at a temperature of 140°F. for 24 hours.
Styrofoam 22—1.80%
Styrofoam 33—2.70%

4. Volume loss on heat aging—volume change after being subjected to 140°F. for 48 hours.
Styrofoam 22—0.41%
Styrofoam 33—0.85%

5. Bending—maximum fiber stress.

Styrofoam 22—56.5 p.s.i.

Styrofoam 33—76.5 p.s.i.

6. Bending 2 in. x 12 in. x 36 in. Styrofoam board with $\frac{3}{8}$ in. cement topping.

Styrofoam 22—200 lbs.— $200 \div 3$ —66 p.s.f.

Safe carrying capacity— $66 \div 4$ (f.s.)—16½ p.s.f.

Styrofoam 33—204 lb.— $204 \div 3$ —68 p.s.f.

Safe carrying capacity— $68 \div 4$ (f.s.)—17 p.s.f.

7. Bending (2) pieces of 2 in. x 12 in. x 36 in. Styrofoam board with $\frac{3}{8}$ in. cement topping.

Styrofoam 22—586 lbs.— $586 \div 3$ —175 p.s.f.

Styrofoam Capacity— $175 \div 4$ (f.s.)—43¾ p.s.f.

Styrofoam 33—562 lbs.— $562 \div 3$ —167 p.s.f.

Safe carrying capacity— $167 \div 4$ —42 p.s.f.

8. Shear:—Bond strength in shear between Styrofoam and Portland cement plaster.

Styrofoam 22—32 p.s.i.

Styrofoam 33—33 p.s.i.

9. Bond test in tension between Styrofoam and Portland cement plaster.

Styrofoam 22—29.6 p.s.i.

Styrofoam 33—14.2 p.s.i.

10. Test to determine the ability of a Styrofoam ceiling coated with Portland cement plaster would withstand vibration. The samples were vibrated 650 cycles per second and were run for an average of 30 hours, there was no failure in the bond between the plaster and the Styrofoam.

The complete report of these tests are on file with and are part of the record.

Tests were also conducted to determine the toxic, hazards of the products of combustion involved on the burning of Styrofoam. The report of Foster D. Snell, Inc., states "We conclude that the gases evolved from the combustion of Styrofoam is no more hazardous, from the standpoint of toxicity, than the gases evolved from other materials commonly used in building construction." The complete report of the toxicity test is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Styrofoam No. 22 and Styrofoam No. 33 for voluntary installation as a combustible insulation below 100°F. under the provisions of C26-191.0 Administrative Building Code. The Committee further recommends the approval of this material as an insulating material which may be applied by means of an approved cold setting adhesive or mortar to the inside surface of an exterior masonry wall without applying the furring as set forth under C26-467.0.d Administrative Building Code. And further, this material may be used as a combustible insulation material as provided under the provisions of C26-619.0 Administrative Building Code and as a roof insulation as provided under C26-680.2.2 on condition that the containers in which this material is shipped or marketed shall be marked, labeled or stamped, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 912-52-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

EDWIN W. KLEINERT,
Commissioner.

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

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720-53-SA

APPLICANT—Fostoria Pressed Steel Corp., owner.

SUBJECT—Application October 7, 1953—Durabake Mobil-Dry Ovens (electric), Models 424V, 434V, 437V and 414V, approval of.

APPEARANCES—

For Applicant: Imre Chairman.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Rc: Cal. 720-53-SA

Subject: Durabake Mobil-Dry Oven units (for automotive finishing) Models 414 V, 424 V, 434 V and 437 V, with Model 103 Safety Control.

The Fostoria Pressed Steel Corp., Fostoria, Ohio, filed on October 7, 1953, an application with the Board of Standards and Appeals for approval of various models, differing only in size of the appliance known as the Durabake Mobil-Dry Oven Unit, under C19-85.0 and C19-84.0, Administrative (Fire Prevention) Code, and the Rules for Spraying and Drying of Paints, Varnishes, Lacquers, etc., of the Board of Standards and Appeals.

Purpose

Generally, this appliance bakes automotive finishes under infrared low temperature. Specifically, the appliance with safety control, is intended for use in spraying compartments after the air is purged of solvent fumes.

Description

The basic sections of this appliance are the same as those approved by the Board under the name Fostoria Even Ray System (Infrared Heating Equipment) Cal. No. 331-45-SA, and made by the same manufacturer. However, the previously sections of infrared lamps supporting steel frames. The appliance presented now consists of steel arches of various sizes equipped with the same kind of lamps and the necessary controls and drive motors, the latter enabling them to travel automatically over the entire length of automobiles in order to bake the finish.

The principle employed consists of infrared rays passing through the surface painting material to the metal itself. By heating the metal, the surfacing material, lacquer or other, is dried from inside outwardly. To obtain uniform drying, lamps of 125w, to 500w capacity are arranged in vertical series, so that the lowest horizontal row of lamps has the highest capacity, 500w, followed by rows of 250w lamps, then the lowest capacity rows 125w, following in the bend of the arch, while the top rows are again provided with 250w lamps.

The lamps used are clear and globe shaped, and are mounted in front of 11 x 11 sq. inches No. 24 USS gauge, wide angle gold plated steel reflecting surface. Cool operation of the sockets of the sockets of the lamps is assured by providing an air space between the lamp face and the sockets.

The assembly is movable on a track by a $\frac{1}{8}$ H.P. RPM 60-cy. 3 phase enclosed motor manufactured by Electromachines, Inc., Cedarburg, Wis. Type P.

Construction details controls and part list as specified in report of the Underwriters Laboratories, Inc., Chicago, ELEC. No. 14532, Appl. No. 50 C-68, as revised on April 9, 1953, and attached to the records of the Board.

Model 103 automatic safety control consists of two limit

switches which insure proper closing of the oven compartment door and right partitioning of the oven unit during spraying, both manufactured by Mercoil Corp., Chicago, Ill., also listed with the Underwriters; finally an air flow switch and control box both manufactured by applicant, the Fostoria pressed Steel Corp. These latter parts are the only ones which are not listed with the Underwriters.

Inspection and Test

The equipment was inspected and examined on May 28, 1954, at J. J. Hart Company at 1029 Atlantic Avenue, Brooklyn, by Chief Engineer L. V. Huber of the Committee on Test, in the presence of Imre Chairman and Peter S. Gluck, representing the manufacturer, and Fred Burkle of the J. J. Hart Company.

The inspected set-up is similar to that shown under No. 1 (Booth with separate oven compartment) on manufacturer's Drawing No. 45-2568, attached to the records. The rear position of a standard automotive spray booth is partitioned up to the top of the booth by 20 gauge metal and two 6'-0" x 10'-0" metal doors. The front doors of the booth are amply filtered, while the oven was inoperable and positioned in the rear compartment, and the compartment's doors were closed, a car was sprayed in the front part of the spray booth.

Spraying could be done after the air was furnished and the ventilation automatically started. Spraying was stopped by opening the rear compartment's door, while ventilation by a 34" fan provided with 3 H.P., enclosed 60-cy 3 phase motor and 15,000 C.F.M. capacity went on. The oven, however, could not be energized before the elapse of 3 minutes, during which time the arch oven was positioned over the part of the car sprayed. Ventilation was continued under baking process. It has been assured that spraying and baking operation could be done only alternately and neither operation could be done without running the ventilating fan. Switch panel is mounted on the wall opposite to the booth and minimum 10 feet away from the booth. Model 103 automatic safety control was installed in accordance with the diagram shown of drawing No. 45-2568.

Recommendation

On the basis of this inspection, and the data filed by the applicant, the Committee on Test recommends approval of Durabake Mobil-Dry oven unit, Models 414 V, 424 V, 434 V and 437 V independently and in connection with Model 103 Automatic Safety Control. If used in compartment where alternately spraying is done, under C19-84.0 and 85.0 Administrative Code and the Rules for Spraying and drying paints, etc., of the Board of Standards and Appeals, under the following conditions:

1. Alternate spraying and baking should be done only under perfect functioning of all the interlocking and safety devices;

2. Oven should be kept in separate compartment during spraying process so that no residues can settle on any part of the oven frame or on the lamps;

3. This approval should not be construed as permission to do any infrared electric paint baking less than 15 feet from an actual paint spraying process;

4. The spraying and baking area must be operated under strictest observance of Rule 5 of the Board's Spraying and Drying Rules;

5. Automobile repair shops must be cautioned by statement on appliance that the equipment must be operated in a properly ventilated room or enclosure separating the equipment from the repair shop proper;

6. Equipment must be installed and operated in accordance with this report and in compliance with the Electrical Code of the City of New York.

7. A minimum of 3 minutes automatic ventilation for either process.

Under the above conditions, approval of use in New York City is recommended provided the appliance bears a label permanently affixed reading, "Approved by the Board of Stand-

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ards and Appeals for use in New York City under Cal. No. 720-53-SA".

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

750-45-A

APPLICANT—Leonard F. Rothkrug, for 311 Greene Ave. Corporation, owner.

SUBJECT—Application reopened July 7, 1954 re amendment of resolution—Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—311-317 Greene avenue, north side, 178 ft. 3 in. east of Classon avenue, Block 1953, Lot 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, on December 18, 1945 the Board modified objection No. 11 issued by the Borough Superintendent November 5, 1945 on Alt. Applic. 1772/45 as to dimensions of treads and risers under section 270 of the Labor Law on condition that in all other respects the stair complies with the requirements therefor and that the building and occupancy comply with all the laws, rules and regulations relating thereto and that the building shall not be increased in height or area; and

WHEREAS, Certificate of Occupancy #114627 issued June 24, 1946, upon completion of work under Alt. Applic. 1772/45 permitted the following use and occupancy; cellar, boiler room; basement, factory, sheet metal products—40 persons; 1st floor, offices and factory, sheet metal products—20 persons; and

WHEREAS, the decision of the Borough Superintendent, dated June 8, 1954 on amendment to Alt. Applic. 2769/51, reads:

"1. The proposed increase in the number of occupants of the 2nd floor from 20 to 50 persons is contrary to the resolution of the Board of Standards and Appeals, No. 750-45-A. Therefore the exit stairs do not comply with Sect. 270 of the Labor Law as to limiting dimensions of treads and risers."

and

WHEREAS, the applicant now requests amendment of the resolution adopted by the Board December 18, 1945 so as to permit the increase in the number of occupants on the 1st floor from 20 to 50 persons, by reason of the installation of a sprinkler system throughout the building; and

WHEREAS, the applicant contends that the subject matter of the original appeal was that the stair treads from the street to the 2nd floor were 9 in. wide instead of 10 in. and the risers were 8 in. high instead of 7¾ in. high; that the facts are now the same as previously considered by the Board and the proposed increase in occupancy would otherwise be permitted except for the previous action by the Board; and

WHEREAS, the applicant has filed with this appeal under date of June 18, 1954 plans showing the conditions now proposed and indicating the stair in question to be of fireproof construction, 4 ft. wide, enclosed in 6 in. terra cotta

blocks and having treads 9¾ in. wire including nosing and 8 in. risers; and

WHEREAS, the applicant states that sprinkler application No. 4449-53 has been filed for the installation of the sprinkler system now proposed.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 18, 1945, by adding thereto:

"* * * that in the event the owner desires to increase the occupancy to a total of 50 persons on the 1st floor which is the story above the basement that such increase in the occupancy may be permitted *on condition* that a sprinkler system is installed throughout the building as proposed in accordance with the Code requirements therefor; that in all other respects the resolution adopted by the Board on December 18, 1945, shall be complied with where not inconsistent with this *amended* resolution."

641-51-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Taj Mahal Realty Corp., owner (Samuel Hechter, lessee).

SUBJECT—Application reopened April 27, 1954 as Vol. II —re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—725 St. Marks avenue, north side, 300 ft. east of Nostrand avenue, attic floor; Block 1220, Lot 63, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. Sweeney, Dept. of Hospitals.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 22, 1954, on Alt. Applic. 4655/53, reads:

"5. Proposed change of use of attic floor, in a 3-story Class 3 building, from caretaker's apartment, and staff and storage of furniture to nursing room and sitting room is contrary to 4.2.1 B.C. and contrary to Bd. of Standards and Appeals variance granted under calendar No. 641-51-A adopted Dec. 18, 1951 and March 4, 1952.

6. Provide 2 means of egress from third floor (attic) in full compliance with Par. C26-292 Bldg. Code."

and

WHEREAS, the applicant states the building is 2 stories and attic, 40 feet in height, 36 ft. 4 in. by 63 ft. in area, of Class 3 construction, erected in 1892, on a lot 100 ft. front by 130 ft. 7 in. in depth in a business and residence use, C area, Class 1¼ height district; used and occupied since 1952 as follows: Cellar-boiler room and kitchen, 3 persons; basement-laundry, storage and morgue, 0 persons; 1st and 2nd floor—patients rooms, 25 and 20 persons respectively; attic—caretaker's apartment and staff, 4 persons. No change in use or occupancy is proposed except that the attic story will be used for patients' rooms with an occupancy of 14 persons. The building is provided with a one-source sprinkler system in all halls and stairhalls, cellar kitchen and storage room and attic. The building is provided with an approved interior fire alarm system. There are two interior stairs, 5 ft. and 3 ft. 8 in. wide, respectively, of wood and steel construction, enclosed in partitions of wood lath and plaster equipped with wood doors which are self-closing. North stairs leads direct to street; a ladder and scuttle is provided to dead space above the attic under the pitched roof; there is one fire escape on the east side of the building, extending to yard by ladder with egress to street through open yard; windows and doors on course of fire escape are fireproof, self-closing; and

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WHEREAS, Certificate of Occupancy #133560 issued October 10, 1952, permits the present use and occupancy, based on resolutions adopted by the Board December 18, 1951, and March 4, 1952, under Vol. I of this appeal; and

WHEREAS, the applicant states it is now proposed to maintain the present cellar, 1st and 2nd floor use and occupancy as a nursing home and convert the attic floor to patients' rooms with 14 occupants; and

WHEREAS, the applicant contends the building is equipped with a 5 ft. wide stairs from the reception room on the 1st floor to the 2nd floor and thence 4 ft. 7 in. wide to the attic; that an additional 3 ft. wide wood stairs extends from the cellar to the 2nd floor; that the 2nd floor now has a secondary means of egress at the rear consisting of an 8 in. wide steel stairs, enclosed with fireproof walls leading direct to the rear yard and thence to street; that the 2nd floor now has a third means of egress consisting of a fire escape on the easterly side of the building; that the attic is now provided with the 4 ft. 7 in. wide stairs above referred and a fire escape; that all stairhalls in the building as well as corridors on the 1st and 2nd floor, the cellar kitchen, the 1st floor reception room and the storage room in the attic are all provided with a one-source sprinkler system; and

WHEREAS, the applicant states it is proposed to remove the present first escape on the easterly side of the building and install a new 3 ft. wide iron stairs from the attic to the side yard; and to extend the one-source sprinkler system throughout the entire building; that all corridor partitions will be rock-wool filled in the attic and new corridor partitions in attic will be fire-retarded; that the building is equipped with an interior fire alarm system; and

WHEREAS, the applicant contends these new conditions will increase the safety of the entire building, thereby reducing any additional hazard that could arise from the attic use; and

WHEREAS, the Department of Hospitals has advised the Board on July 12, 1954, that the premises are now in use as a nursing home and the occupancy is in compliance with the regulations of the Department of Hospitals; that the conditions shown on the revised attic plans forwarded to the Department of Hospitals are satisfactory; and

WHEREAS, the premises were inspected by a Committee of the Board; and

WHEREAS, the applicant filed revised plans with the Board showing certain changes, which plans were also submitted to the Department of Hospitals and meet with their satisfaction.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 18, 1951, to permit the occupancy as proposed and as indicated on plans filed with this appeal, marked "Received March 23, 1954" (7 sheets) and "July 9, 1954" (1 sheet), *on condition* that in all other respects the resolution above referred to shall be complied with where not inconsistent with the terms of this resolution; that all work proposed on revised plans shall be complied with; that the occupancy of the attic shall not be increased; that the building shall be protected throughout from cellar to attic with a one-source sprinkler system complying with the requirements of the Building Code therefor; that the fire alarm system shall be maintained and that ambulatory patients only shall be permitted above the first floor.

637-52-A—Vol. II

APPLICANT—Spear and Co., lessee for Nadeline, Inc., owner.

SUBJECT—Application reopened November 4, 1953, as Vol. II, re appeal from an order and decision of the fire commissioner.

PREMISES AFFECTED—22-30 West 34th street, south side, 425 ft. west of 5th avenue, Block 825, Lot 56, Borough of Manhattan.

APPEARANCES—

For Applicant: Martin Shelton.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Order No. 65731-LF, dated July 14, 1952, dismissed and Order No. 47165-LF, dated March 30, 1948, reinstated and affirmed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this appeal under Cal. No. 637-52-A, Vol. I was withdrawn April 28, 1953, temporarily, without prejudice; and

WHEREAS, this appeal was reopened and restored to the calendar November 4, 1953, as Vol. II, to consider a new decision of the Fire Commissioner; and

WHEREAS, the new decision of the Fire Commissioner, dated September 21, 1953, reads:

"In accordance with your request that this department dismiss Order No. 65731-LF addressed to Nadeline, Incorporated, be advised that our records indicate that this order issued July 14, 1952 has not been complied with, and the conditions which required the issuance of the order remain substantially unchanged. Therefore, the order cannot be dismissed."

and

WHEREAS, the applicant states that it appeals from the decision of the Fire Commissioner dated September 21, 1953; and

WHEREAS, the applicant further states that on July 14, 1952, the Fire Department issued Order #65731-LF, directed to the owner of the premises, requiring him to install an approved wet automatic sprinkler system throughout the building; and

WHEREAS, the applicant states that the records of the Fire Department show that on March 30, 1948, Order #47165-LF was issued in the precise language of Order #65731-LF; that Order #47165-LF related to the same #47165-LF was dismissed July 16, 1953, and Order #65731-LF issued in its place because of the erroneous assumption by the Fire Department that since the date of issuance of the original order the premises had been conveyed to a new owner; that there has been no change of ownership since 1948; and

WHEREAS, the applicant states that while on their face the foregoing facts would not appear prejudicial to the lessee, they are extremely prejudicial because on July 26, 1951, a new agreement was entered into between the owner and the lessee, under which then existing leases were terminated and a new lease granted for a term of twenty-one years commencing August 1, 1951; that without conceding the legal effect of the new lease, it may well be that the tenant would be required to bear the expense of complying with all orders issued since the date of the commencement of the new lease; that it is the opinion of the applicant's attorneys that the tenant would not be required to bear the expense of complying with an order issued by the Fire Department in 1948; and

WHEREAS, the applicant states that on March 3, 1953, a letter was written to the Fire Department bringing the foregoing facts to its attention and requesting the dismissal of Order #65731-LF; that at a meeting with the applicant's attorney, the Fire Commissioner stated that although the order was dismissed as a result of a mistake, the Fire Department could not rescind the existing order and reinstate the 1948 order; that the applicant's attorneys on March 16 1953 received a reply from the Fire Department to its letter of March 3rd, advising that Order #65731-LF was issued because of a reported change of ownership; that there has been no change of ownership; that the letter of the Fire Department also stated that there had been a change of lessee; that there has never been a change of lessee; that Spear & Company was the lessee in 1948 and continues to be the lessee; that the only change that occurred between 1948 and the present was that a new lease was entered into between Spear & Company and the owner with respect to the premises; and

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WHEREAS, the applicant contends that if compliance with Order #65731-LF is required, it will necessitate the expenditure of \$70,000. or \$80,000; that this substantial liability should not be foisted on the lessee merely because the Fire Department made a mistake; and

WHEREAS, the applicant states that in view of the fact an appeal was pending with the Board from Order #65731-LF at the time the letters of March 3 and 16, 1953, were written, the Board directed the appeal to be withdrawn and a new ruling obtained from the Fire Department; that the appeal was temporarily withdrawn without prejudice on April 28, 1953; that on May 28, 1953, the Fire Commissioner was requested to consider the question on its merits; that on September 21, 1953, the Fire Commissioner wrote the applicant's attorneys advising them the order could not be dismissed; that it is the applicant's contention that the refusal to dismiss order #65731-LF was erroneous because of the following reasons in addition to those above cited:

1. That the manner in which the subject premises are utilized does not justify the installation of a sprinkler system.

2. That a certificate of occupancy having been issued with respect to the building by the Borough Superintendent, it is binding and conclusive upon the Fire Department; that the Fire Commissioner has no power to order the original construction of a sprinkler system in the building.

3. That since the installation of a sprinkler system would require changes relating to structural conditions, the Commissioner has no authority to issue Order #65731LF and his refusal to dismiss it was erroneous.

4. That Section C19-161.0 of the Administrative Code violates Section 1 of Article III and Section II of Article I of the Constitution of the State of New York and the 14th Amendment of the Constitution of the United States.

5. That the issuance of the order involved in this appeal and the refusal to dismiss same violates Section 6 of Article I of the Constitution of the State of New York and the 14th Amendment of the Constitution of the United States.

and

WHEREAS, the applicant further states that prior to the time the Fire Department ruled on the questions presented to it by the applicant's attorneys' letter of May 28, 1953, and in August, 1953, a summons was served on the owner for alleged violation of Order #65731LF; that this matter has been adjourned from time to time in the Magistrate's Court.

WHEREAS, the premises were inspected by a Committee of the Board.

Resolved, that Order No. 65731-LF, issued by the Fire Commissioner July 14, 1952, be and it hereby is *dismissed* and Order No. 47165-LF, be and it hereby is *reinstated* and *affirmed*.

680-52-A—Vol. II

APPLICANT—Spear and Co., lessee for Nadeline, Inc., owner.

SUBJECT—Application reopened November 4, 1953, Appeal from a decision re an order of the fire commissioner, (previously withdrawn).

PREMISES AFFECTED—22-26 West 34th street, south side, 425 ft. west of 5th avenue, Block 835, Lot 56, Borough of Manhattan.

APPEARANCES—

For Applicant: Martin Shelton.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Order No. 65982-LF, dated August 11, 1952, dismissed and Order No. 47164-LF dated March 30, 1948 reinstated and affirmed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this appeal under Cal. No. 680-52-A, Vol. I was withdrawn April 28, 1953, by permission of the Board, without prejudice, and restored to the calendar November 4, 1953, as Cal. No. 680-52-A, Vol. II to consider an additional decision of the Fire Commissioner; and

WHEREAS, the decision of the Fire Commissioner, dated September 21, 1953, reads:

"In accordance with your request that this department dismiss Order No. 65982-LF addressed to Nadeline, Incorporated, be advised that our records indicate that this order issued August 11, 1952, has not been complied with, and the conditions which required the issuance of the order remain substantially unchanged. Therefore, the order cannot be dismissed."

and

WHEREAS, the applicant states that on April 28, 1953, this appeal was temporarily withdrawn without prejudice to enable the Fire Department to rule on a question involving the same premises; that in May of 1953, the applicant wrote to the Fire Commissioner asking him to consider the question; that a copy of the letter to the Fire Commissioner is made part of this appeal; that on May 21, 1953, the Fire Commissioner responded to the request for a ruling and his response is the decision dated September 21, 1953, which is now a part of this appeal; and

WHEREAS, the applicant states that in addition since the Fire Commissioner has not ruled on the question presented to him, it is requested on behalf of the lessee, that the appeal be restored to the calendar; and

WHEREAS, in response to this request the appeal was restored to the calendar on November 4, 1953; and

WHEREAS, the applicant now states in support of his appeal, reopened under Vol. II, that on August 11, 1952, the Fire Department issued Order #65982 LF, directing the owner to install an interior fire alarm system and provide telegraphic communication with the Fire Department; that the records of the Fire Department show that on March 30, 1948, Order #47164 LF was issued by it in the precise language of Order #65982 LF; that Order #47104 LF related to the same premises and was direct to the "owner or owners"; that as late as June 6, 1952, a final notice was addressed to the Fire Department with respect to Order #47164 LF; that Order #47164 LF was rescinded in August, 1952, and Order #65982 LF issued in its place because of the erroneous assumption by the Fire Department that since the issuance of the previous order the premises had been conveyed to a new owner; that there has been no change in ownership of the premises since 1948; that these facts are extremely prejudicial to the lessee; that on August 26, 1951, a new agreement was entered into between the owner and the lessee under the terms of which the then existing leases were terminated and a new lease granted for a term of twenty-one years commencing August 1, 1952; that without conceding the legal effect of this new lease, it may well be that the lessee would be required to bear the expense of complying with all orders issued by the Fire Commissioner since the issuance of the lease; that on the other hand, it is the opinion of the applicant's attorney that the lessee would not be required to bear the expense of complying with an order issued by the Fire Commissioner in 1948; that on March 3, 1953 (subsequent to the withdrawal of this appeal under Vol. I) a letter was written to the Fire Commissioner bringing these facts to his attention and requesting that the Department dismiss Order #65982 LF; that at a meeting with the Fire Commissioner, the applicant was advised that although the order issued in 1948 was dismissed as a result of a mistake of facts, the Fire Department could not rescind an existing order and reinstate the 1948 order; that on March 16, 1953, the applicant's attorney received from the Fire Department a response to its letter of March 3, 1953, advising that while Order #65982 LF was issued because of reported change of ownership, the fact is there had been no change of ownership; the letter of the Fire Department also stated the record also indicated there had been a change of lessee; the fact is there had never been a change of lessee;

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that Spear & Co. was the lessee in 1948 and continues to be to date; that the only change that occurred between 1948 and the present was that a new lease was entered into between Spear and Co. and the owners of the premises; and

WHEREAS, the applicant contends that if compliance with Order #65982 LF is required, it will necessitate the expenditure of moneys; that this liability should not be placed on the lessee merely because the Fire Department made a mistake; that in view of the fact an appeal from Order 65982 LF was pending before the Board at the time the letters of March 3rd and March 16, 1953, were written, the Board directed the applicant to obtain a new ruling from the Fire Department and to accomplish that, appeal under Cal. No. 680-52-A, Vol. I, was temporarily withdrawn April 28, 1953, without prejudice; that on May 28, 1953, the Fire Commissioner was requested to consider the question on the merit; that on September 21, 1953, the Fire Commissioner wrote the applicant's attorney advising him the order could not be dismissed; and

WHEREAS, the applicant now contends that the refusal to dismiss Order #65982 LF was erroneous because of the reasons set forth and because of the following additional reasons:

1. Since the premises are not utilized as a department store, the Fire Department had no power to require the installation of an interior fire alarm system by Order #65982 LF;

2. The issuance of Order #65982LF violates Section 6 of Article I of the Constitution of the State of New York and the Fourteenth Amendment of the Constitution of the United States.

WHEREAS, the premises were inspected by a Committee of the Board.

Resolved, that Order No. 65982-LF issued by the fire commissioner August 11, 1952, be and it hereby is *dismissed* and Order No. 47164-LF, be and it hereby is *reinstated* and *affirmed*.

520-53-A—Vol. II

APPLICANT—Prowler and Sushan, for Pierre Allen, owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—387-389 Bedford Park boulevard, east side, 80 ft. south of Decatur avenue, 1st floor and cellar; Block 3280, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: H. M. Sushan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Murdock, Commissioner Keating 2

Negative: Commissioner Kleinert and Deputy Chief Connors 2

THE VOTE TO RECONSIDER—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative: Deputy Chief Connors 1

THE VOTE TO GRANT—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative 0

Not Voting: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, on February 9, 1954, the Board denied an appeal from a decision of the Borough Superintendent dated January 4, 1954, on Alt. App. 233/54, and sustained Objections S-3 and S-4, issued by the Borough Superintendent; and

WHEREAS, on March 24, 1954, the applicant filed an amendment to Alt. App. 233/54, proposing to amend plans so as to rearrange fur and garment storage room partitions, boiler

room partitions, relocate fuel oil tank and block up window openings in cellar and to extend business use into residential portion of building and to create on the 1st floor in addition to the dry cleaning establishment, an alteration and finishing department for fur and cloth garments; and

WHEREAS, the decision of the Borough Superintendent, dated March 30, 1954, on this amendment to Alt. App. 233/54, reads:

"1. Extension of business use into an additional part of an existing frame building is contrary to Sect. 4.2.1.

2. Gross area exceeds 2000 sq. ft. on the first floor which is contrary to Art. II, Sect. 4.a.53 of the Z.R."

and

WHEREAS, the applicant now states that the plot is located in a business use district, B area, Class 1¼ height district, for the front 100 ft. in depth and the rear 14 ft. 8 in. of the lot is in a residence use, D area, Class 1¼ height district; that the building was erected under N.B. 271-1900; that it is now proposed to alter the first floor by removing the family arrangements behind the stores and extending the business use for the full depth of the 1st floor; that the use and occupancy after the alteration will be as follows: Cellar—boiler room, cold storage of furs, ordinary storage (no storage of recently cleaned clothes or dry cleaning); 1st floor—dry cleaning establishment, fur and cloth garment altering, finishing and Hollanderizing; 2nd and 3rd floors—two families; and

WHEREAS, the applicant contends that the present owner purchased the property in December 1952 for the purpose of utilizing the 1st floor for his own dry cleaning establishment; that his present place of business at 379 Bedford Park Boulevard, Bronx, became too small for his needs; that the increased volume of business now requires two dry cleaning units with a total dry load of 30 pounds and an area of 1960 square feet of floor space for dry cleaning on one floor and 520 sq. ft. for altering, Hollanderizing and finishing of fur garments and fur trimmed cloth garments; that the 1st floor has been used for business in the front portion for an approximate depth of 33 feet since the erection of the building; and

WHEREAS, the applicant contends as to Objection 1 issued by the Borough Superintendent, that Section 4.2.1 of the Administrative Code refers to new extensions to existing structures; that this case involves no new extension to the structure; that the present business and residence areas are within the structure; that the residential use is to be eliminated and its present area combined with the business area; therefore, no new extension to the structure is being proposed; that when this building was erected in 1900 the law would have permitted the use of the entire first floor for business; that there are frame business structures on the same block using 100% of the 1st floor area for business, public assembly, etc.; that with adequate protection against fire, nuisance, odors, health, etc., the owner should be granted the same rights granted to others and which moreover is the property right of the owner of the structure; and

WHEREAS, the applicant contends as to Objection 2, that a florist shop existed on the 1st floor north space; that as the owner will be able to gain possession of this space in the near future, he proposes to utilize 520 sq. ft. of the 1st floor space for altering, Hollanderizing and finishing of fur and fur trimmed cloth garments in conjunction with the fur cold storage room previously provided in the cellar in anticipation of the present condition; that the space occupied by dry cleaning will be 1960 sq. ft. in area; that this appeal constitutes a resubmission of the appeal filed under Vol. I of this calendar number, upon which the Board's decision was to deny due to the type of building; that following the denial by the Board, plans were filed for a dry cleaning establishment in the existing stores and cellar and approved by the Borough Superintendent March 1, 1954; that the owner is now in process of installing necessary equipment and altering the stores for this use; that the construction of the building is frame and the exterior walls in the business portion are now brick-filled in the full height of the

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1st floor; that the exterior walls of the residential portion are not brick-filled; that in order to increase the fire-resistive qualities of these walls, it is proposed to fill all exterior walls, shaft and stairhall walls not now brick filled with mineral wool to the full height of the 1st story; that all exterior court and shaft windows and doors will be made $\frac{3}{4}$ hour fireproof, self-closing in the business area of the building; that the entire 1st floor ceiling will be covered with 1-hour fire-resistive materials except where now so covered; that to prevent spread of fire the boiler room will be enclosed with unpierced 4-inch masonry and the boiler room entered from the outside of the structure; that the entire boiler room ceiling will be covered with $\frac{1}{2}$ inch plaster boards and 26 gauge metal where not now so covered; that the oil tank will be outside the main cellar of the building under the rear extension; that the dry cleaning establishment will be provided with two Secomatic dry cleaning units as approved by the Board under Cal. No. 880-50-SA; that the dry cleaning units will be supported on steel, independent of the floor beams, and will rest on spring vibration eliminators to prevent vibration noises and nuisance to occupants of this or adjoining buildings; that the solvent used will be "perchloroethylene" which is not inflammable or combustible and has no flash-point as defined under Chapter 19 of the Administrative Code; that the perchloroethylene will be kept in an approved storage tank in the cellar which will be filled by a vapor tight fill line through a fill box at the building line; the solvent will be delivered through an electric pump and vapor proof fill line direct from tank; that all sludge or residue from the operation when removed from the units will be placed in a metal container not exceeding 550 gallons equipped with a tight cover and removed from the premises and disposed of in a lawful manner; that all dry cleaning equipment will be vented up to 6 feet above the roof and terminals of vents will be 10 feet away from any ventilating window or vent opening facing these terminals; that the shop will be vented by exhaust fans with capacity of four changes of air per hour and intake openings for air will be provided; that the concentration of perchloroethylene in the air of the shop will be kept below 200 parts per million by variable speed motors on exhaust fans which will make possible six changes of air per hour; that exhaust ducts for general ventilation of the shop will be at front of building, 9 feet above grade level in the front wall more than 5 feet from any ventilating window or ventilating opening in the same plane or any other plane; that air intake will be obtained by open windows and doors at rear; exit doors will comply with Sect. 6.2.2 of the Administrative Code; and

WHEREAS, the applicant requests that in view of the proposed precautions against fire, health, nuisance, etc. it is requested the Board reconsider its previous decision and grant a reversal of the decision of the Borough Superintendent; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 233/54, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the extension of the business use into the additional part of the existing frame building, provided such portion is fire retarded substantially as proposed and as indicated on plans filed with this application marked "Received April 7, 1954", on condition that the portion to be used for dry cleaning shall not exceed the area of 2,000 sq. feet as set forth in the zoning resolution under Article 3, Section 4a, Subdivision 53b, for the uses as thereon stated in connection with dry cleaning, that any other use proposed not deemed a part of dry cleaning work shall be in a separate portion of the first floor, separated from the dry cleaning work by walls of fire retarded construction; that any doors therein shall be doors such as are approved by the Board for not less than 1-hour test; that the building shall not be increased in height or area; that in all other respects it shall comply with all laws, rules and regulations applicable thereto; that the business uses shall not be extended beyond the areas as proposed and as shown on plans above cited;

that all dry cleaning fluids shall have a flash point above 100° F.; that all equipment used in connection with the dry cleaning shall be of types as approved by the Board for such uses; that such fire-fighting equipment shall be maintained as the Fire Commissioner shall direct; that the rear apartment on the northerly side of the plot shall be continued and not included in the space proposed for business use; that in addition a fire escape shall be constructed and maintained on the front of the building for additional exit for the apartments above the 1st floor.

615-53-A

APPLICANT—Leonard F. Rothkrug, for Rose Tota, owner.

SUBJECT—Application August 7, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—182 Jackson street, south side, 125 ft. west of Humboldt street, Block 2750, Lot 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated July 13, 1953, acting on Alt. Applic. 1108/53, reads:

"1. Proposed change of use on 1st floor of a frame bldg. to a 4 car garage, storage and office is contrary to 4.2.1 of the Bldg. Code."

and

WHEREAS, the applicant states that the building is 3 stories, 32 ft. in height; 25 ft. by 98 ft. in area at 1st floor; 25 ft. by 41 ft. in area at typical floor; of class IV Construction; erected 1919; located on a lot 25 ft. by 100 ft. in area; in a business use, B area, class $1\frac{1}{2}$ height district, and used and occupied since 1939 as follows: 1st floor, 4 car garage, storage and office, 5 persons; 2nd floor, dwelling, 1 family; 3rd floor, dwelling, 1 family no change in use or occupancy is proposed; that the building is provided with one interior 3 ft. wide wood stairs, enclosed in partitions of wood and wood lath and plaster, equipped with wood doors which are not self-closing; that stair hall leads direct to street and is provided with a ladder and scuttle to roof; that in addition the building is equipped with a fire escape at the front extending to street by ladder; that window and door openings on the course of the fire escape are not fireproof self-closing; and

WHEREAS, Certificate of Occupancy No. 91811 issued May 3, 1939, upon completion of work under Alt. Applic. 1284/39, permits the building to be used and occupied as follows: 1st floor, manufacturing ice cream, 2 persons; 2nd floor, dwelling, 1 family; and

WHEREAS, the applicant states that the building is part class 3 and part class 4 construction, was erected in 1919, and has been occupied for several years without a certificate of occupancy as a 4-car garage, storage and office on the 1st floor, 4 persons; 2nd floor, one family, 3rd floor, one family; that the premises are developed with a frame building, facing Jackson street 25 ft. front by 41 ft. in depth, with a 1 story rear extension of class 3 construction, 25 ft. by 57 ft. in area; and

WHEREAS, the applicant contends that it is now proposed to legalize the changed occupancy; that the building is occupied as a garage for not more than 4 cars, office and storage of ordinary household equipment in conjunction with the dwelling on the 2nd and 3rd floors; and for one family each on the 2nd and 3rd floors; that the entire 1st floor ceiling is covered with $\frac{1}{2}$ in. plaster boards and 26 gauge metal over; that all partitions and walls are covered with metal lath; that the dwelling on each of the two upper floors opens

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to a public hallway and to a 2 ft. 9 in. stairway, and in addition there is an existing multiple dwelling law type fire escape on the front of the building leading to Jackson street; that there is also a 2 ft. by 3 ft. scuttle opening to the roof provided with a stationary iron ladder leading thereto; that not more than 1 family will occupy each of the dwellings; that there will be no more than 3 persons on the 1st floor at any time; that no gasoline or other volatile oil will be stored on the premises except in the tanks of the cars and no motor vehicle repairs of any nature will be conducted on the premises; and

WHEREAS, the premises was inspected by a Committee of the Board, which recommended that the application be granted on the basis proposed for storage only of four motor vehicles of the pleasure-car type and storeroom and office.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1108/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the use of that portion of the frame building as proposed on the first or ground floor to be occupied for the storage of not over four motor vehicles on the pleasure-car type, on *condition* that the building shall not be increased in height or area and in all other respects shall comply with the Building Code for such buildings at the time when erected; that the doors at the front of the building shall remain closed and locked at all times when the four cars herein permitted are out of the garage portion of the building; that this portion of the building shall in all other respects comply with the rules of the Board for frame garages; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the rear portion of the building may be used for storage and the space at the front for office as proposed, provided these portions of the building are separated from the balance of the building permitted for the storage of four cars by one-hour partitions; that in such spaces there shall be no inflammable material stored and the requirements for fire-fighting appliances shall also apply to such spaces; that in all other respects the building and occupancy shall comply with the requirements therefor.

731-53-A

APPLICANT—Elias K. Herzog, for 1351 Amsterdam Realty Corp., owner (Hart Iron Works, lessee).

SUBJECT—Application October 13, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1351 Amsterdam avenue, east side 25 ft. south of West 126th street and 470 West 126th street, Block 1966, Lot 108, Borough of Manhattan.

APPEARANCES—

For Applicant: Elias K. Herzog.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 5, 1953, on Alt. Applic. 602/52, reads:

"1. Proposal to change use of bldg. to factory requires that entire bldg. comply with Sect. 270 of the Labor Law.

2. Provide 2 legal means of exit from cellar and second floor. Sect. 270 L.L.

3. A fire escape is not acceptable as a legal means of egress for a factory bldg. in accordance with Sect. 270 L.L.

4. A ramp having a slope greater than 1:10 is not acceptable as a means of egress. Sect. 270 L.L.

and

WHEREAS, the applicant states the building is two stories, 24 ft. in height, 46 ft. by 72 ft. average in area, erected in 1899 in an unrestricted use, B area, Class 1½ height district;

used and occupied since 1952: Cellar—boiler room; 1st floor—iron works, 5 persons; 2nd floor—sheet metal factory, 10 persons; proposed to be used and occupied: Cellar—boiler room, 0 persons; 1st floor—non-storage garage for more than five cars, ironworks and offices, 5 persons; 2nd floor—sheet metal manufacturing, 10 persons. There are no interior stairs or fire towers and no fire escapes on the building; and

WHEREAS, Certificate of Occupancy #823 issued April 23, 1918, upon completion of Alt. Applic. 3085/15, permitting the use and occupancy of the building as follows—Cellar, boiler room; 1st floor—garage; 2nd floor—garage; and

WHEREAS, Violation #3045 issued April 28, 1952, was for changing the occupancy to ornamental iron works on the 1st floor and sheet metal fabricating and welding shop on the 2nd floor, contrary to the last issued C.O. 823/18; and

WHEREAS, the applicant states that in 1952 when the present owner acquired the property he retained an architect who filed plans with the Borough Superintendent and had these plans approved for use of the building as offices, garage and factory; that after completing the alteration as called for on approved plans and applying for a certificate of occupancy, the owner received notice that the approval had been revoked; that by this time the owner was in full possession of the property having paid the full purchase price and gone to great expense fixing the building up for his own use and moving in all his machinery, etc.; that the owner who occupies the entire building is in the building contracting business, employing a maximum of 15 persons, generally outside and not more than five men in the shop preparing the work, consisting of wrought iron and sheet metal work; that however all the employees gather in the shop in the morning with trucks for loading the material, etc. and on rainy days when outside work is impossible they may remain in the shop doing odds and ends; and

WHEREAS, the applicant further states that new plans have now been filed providing a new fire-retarded stairway from street to 2nd floor on the Amsterdam Ave. front and a fire escape balcony with counter-balanced stairs to sidewalk on the West 126th street side; and

WHEREAS, the applicant contends that to be required to provide an additional inside stairs to comply with Sec. 270 of the Labor Law would cut the area to an extent which would make the building impractical for use for the purpose intended, as the entire gross area of the structure is less than 3700 sq. ft.; and

WHEREAS, the applicant states the garage portion of the premises will be used as a non-storage garage for trucks; that the pumps have been removed and the gasoline tanks sealed to the satisfaction of the Fire Commissioner; and

WHEREAS, an examination of the records of the Department of Housing and Buildings indicates that Alt. 602/52 was filed April 24, 1952, approved June 12, 1952, to change the use of the building from garage to Cellar—boiler room; 1st floor—office, factory and garage, 2 persons at manufacturing; 2nd floor—factory, 3 persons at manufacturing, and contains a note that not more than 5 persons will be engaged in manufacturing work in the entire building; and Permit #1068 was issued June 12, 1952; that under date of July 23, 1952, the inspector reported that work under the application was completed, since there was no work to be done as the application was filed to obtain a certificate of occupancy; and

WHEREAS, on March 25, 1953, the Borough Superintendent advised the owner that the plans were approved in error in that it failed to show compliance with the Labor Law as to exits, and that the approval of Alt. 602/52 issued June 12, 1952, was therefore revoked; that on August 20, 1953, Alt. App. 602/52, having been reinstated by the Borough Superintendent August 15, 1953, to permit amendment, was amended by substitution of architect and filing of new specification sheet showing the use and occupancy now proposed; and

WHEREAS, the premises were inspected by a Committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in the decision of the Borough Superintendent, acting on Alt. Applic. 602/52, Objections 1, 2 and 3, and

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that the appeal be and it hereby is *granted*, to permit the proposed means of exit from the 1st and 2nd floors, as indicated on plans filed with this appeal marked "Received June 14, 1954" (4 sheets), *on condition* that the counterbalanced ladder proposed on the 126th street side may be a vertical type, so located as not to interfere with pedestrian and motor vehicles exits; that as to Objection 4, the existing ramp may be maintained but shall not be deemed an exit; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that a certificate of occupancy shall be obtained; that the building shall not be increased in height or area; that the cellar shall be excavated only for accommodation of the existing heating equipment on the Amsterdam avenue side of the building, from which there shall be maintained an engineers ladder leading to the street, as shown; that doors at such areaway where the ladder shall be maintained shall have an easy opening device so as to be accessible from the interior only.

888-53-A

APPLICANT—Siegel and Green, for Frederick C. Thomson, owner (Arrow Cleaners and Dyers, Inc., lessee).

SUBJECT—Application December 16, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—637 East 132nd street, north side, 150 ft. west of Cypress avenue, Block 2546, Lot 64, Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, Order #95528-LC issued by the Fire Commissioner April 22, 1953, reads:

"Dry Cleaning Establishment

Before a permit for the purpose indicated above may be issued to you, the following order must be complied with. Kindly notify this Department when such order has been complied with.

Provide that drying tumblers be located in a separate room from washing tanks. C19-11.0, Based on C19-78.0.g, Adm. Code."

and

WHEREAS, the decision of the Fire Commissioner dated November 20, 1953, reads:

"In reply to your letter regarding item No. 3 of our Order No. 95528-LC pending against premises 635-37 East 132nd Street, Bronx, please be advised that our order based upon the Administrative Code cannot be rescinded and your request is therefore denied.

You may file an appeal from this decision with the Board of Standards and Appeals within thirty days of this date."

and

WHEREAS, the applicant states the building is 1 story, 13 and 17 feet in height, 44 ft. by 120 ft. in area, of Class 3 construction, erected in 1907 on a lot 50 ft. front by 210 ft. in depth, in an unrestricted use, A area, Class 2 height district; used and occupied since 1930: factory—cleaning, processing for garments and similar items, including extraction and drying—technical establishment, 12 persons. No change in use or occupancy is now proposed; and

WHEREAS, the applicant has filed with this appeal a copy of a communication dated October 6, 1953, from the Deputy Chief, Division of Combustibles, & Fire Prevention, reading as follows:

"In reply to your letter of September 24 please be advised that it is the policy of this department to classify

occupancies as technical establishments where Varnoline is used as a cleaning agent instead of a volatile inflammable liquid. This location is therefore classified as a technical establishment."

and

WHEREAS, Certificate of Occupancy #10712 issued June 1, 1952, upon completion of work under Alt. Applic. 1052/50, permits the use of the building as factory—cleaning and dyeing, and contains the note that Fire Department approval of fuel oil installations, portable fire fighting appliance and combustible storage received; and

WHEREAS, the applicant states that the building was used as a dry cleaning plant in 1930 and subsequently altered several times, resulting in the present plant lay-out; that the present Certificate of Occupancy #10712 issued June 1, 1952, is in full force and effect; that the plant as it now exists has been substantially arranged in the same manner since 1945, at which time the present plant occupants took possession; that yearly combustible permits have been issued by the Fire Department; that all the equipment is of approved type, bearing seals of the Board of Standards and Appeals; that this establishment has been classified by the Fire Department as a Technical Establishment as the plant uses Varnoline solvent in its cleaning equipment, which has a flashpoint in excess of 100° F. and the plant is therefore not a dry cleaning establishment pursuant to Art. 13, Fire Prevention Code; and

WHEREAS, the applicant states that Item 3 of the Fire Commissioner's order requires the enclosure of the drying tumblers in a separate room, whereas such tumblers are located in the open room containing other equipment; and

WHEREAS, the applicant states that on April 29, 1953, reconsideration of Item 3 of the order was requested and denied on May 12, 1953; that in view of the fact the records of the Dept. of Housing and Buildings under Plan #816/37 indicated a separate tumbler room; that as a result of such denial, the applicant submitted B.N. 354/53 to the Borough Superintendent for the omission of the drying tumbler enclosure and said application was approved October 15, 1953; that upon receipt of this approval, it was forwarded to the Fire Department on October 16, 1953, with a request for rescindment of the order; that this request was denied by the Fire Commissioner on November 20, 1953, which denial is the basis of this appeal; and

WHEREAS, the applicant contends that this order is not applicable as the plant is subject to Art. 23 of the Fire Prevention Code as a Technical Establishment, which does not require a separate room for drying tumblers; that the order is predicated erroneously on Art. 13 of the Fire Prevention Code which is only applicable to dry cleaning establishments; that if the order is held to be applicable and the owner required to comply with the letter of the regulation, it will cause unnecessary hardship and practical difficulties at this time and seriously interfere with the plant operations; that plants using Varnoline solvent do not require the same degree of protection as those plants using solvent below 100° F. which type of solvent has now become obsolete for cleaning purposes; and

WHEREAS, the premises was inspected by a Committee of the Board.

Resolved, that the decision of the Fire Commissioner, acting on Order #95528-LC, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, *on condition* that the conditions as existing and as shown on plans filed with this appeal, marked "Received December 16, 1953" (1 sheet) shall be maintained with the central partition as thereon indicated; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the establishment shall be maintained to the satisfaction of the Fire Commissioner and all equipment used for dry cleaning or processes relating thereto shall be of types approved by the Board; that such fire-fighting equipment shall be maintained as the Fire Commissioner shall direct; that this variance shall continue only so long as the drying units are steam-heated, as proposed; that solvents used shall have a flashpoint of over 100° F.

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927-53-A

APPLICANT—Elias K. Herzog, for 471 Park Avenue Corp., owner.

SUBJECT—Application December 28, 1953—Appeal from the decision of the borough superintendent.

PREMISES AFFECTED—115 East 57th street, north side, 130 ft. east of Park avenue, Block 1312, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Elias K. Herzog.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 11, 1953, on Alt. Applic. 1236/53, reads:

"3. Stair hall enclosures must meet requirements of Section C26-292.0. Present approved sprinkler system and proposed use of rock wool is not accepted.

6. Proposed business occupancy on the 2nd floor of present Class 3 building exceeds limits set under Section C26-254.0."

and

WHEREAS, the applicant states the building is 4 stories and basement, 50 ft. in height, 20 ft. by 85 ft. in area at street level, 20 ft. by 64 ft. in area at typical floor level, Class 3 construction, erected in 1875 on a lot 20 ft. front by 100 ft. 5 in. in depth in a business use, B area, Class 2 height district, used and occupied since February, 1953: Cellar—general storage; Basement—store, Antique dealer, 5 persons; 1st floor—store, Antique dealer, 5 persons; 2nd floor—offices, 5 persons; 3rd floor—2 apartments; 4th floor—1 apartment, for which no certificate of occupancy has been issued; and

WHEREAS, Violation #2406 of 1953 was issued by the Borough Superintendent May 11, 1953, for changing the occupancy of the 2nd floor from residence to business use and for reducing the area of the 1st and 2nd floors without obtaining a certificate of occupancy; and

WHEREAS, the applicant states the building is equipped with a one-source sprinkler system in the stairhall only, complying with Section 187 of the Multiple Dwelling Law; that there is one interior 3 ft. wide wood stairway enclosed in partitions of wood studs and plaster, equipped with fireproof, self-closing doors in the stairhalls in the business portion of the premises and wood doors in the residence portion; stairhall doors and self-closing and stairs lead direct to street and roof bulkhead; and

WHEREAS, Unsafe Building Notices issued by the Borough Superintendent February 1, 1952, stated that the brick walls of the 3-story extension at the rear of the premises were cracked, bulged and excessively out of plumb due to settlement of that portion of the building and requested that the condition be remedied by properly shoring up the south and east walls of the extension to prevent further settlement and possible collapse; and that all unsafe walls of the rear extension be demolished and rebuilt in a lawful manner or lieu thereof that the entire rear extension be demolished to ground level; and

WHEREAS, on May 20, 1953, the Borough Superintendent advised the contractor that Unsafe Notice #7/52 had been complied with by the demolition of the two upper stories of the rear extension; and

WHEREAS, the applicant states the building was erected before 1929 as a private dwelling and converted to a Class A multiple dwelling with business use on the basement and 1st floor; that on February 1, 1952, an unsafe order was issued by the Borough Superintendent against the rear extension, the two upper floors of rear extension were removed to the satisfaction of the Borough Superintendent; that however this rear extension contained a kitchen for the 2nd

floor apartment; that without this kitchen the 2nd floor could not be rented as an apartment and was thus rented by the managing agent to a business concern for offices; that then Borough Superintendent then issued Violation #2406/53 due to the change in occupancy without obtaining a certificate of occupancy; that plans were then filed for the change in use and the Borough Superintendent objected to the business use on the third story (2nd floor) since the building exceeds the tabular limit for a nonfireproof building; and

WHEREAS, the applicant contends that the ceiling of the third story (2nd floor) is only about 30 ft. above street level and the type of business maintained on this floor is not more hazardous than an apartment; that it is proposed to fire-retard the ceiling of this entire story with one-hour material and provide fireproof self-closing doors from the business portion of the stairhall; that stairway and public halls are now provided with an approved type sprinkler system and it is proposed to blow rock wool between the studs of all enclosure partitions of the stairway and public halls except those partitions which are of noncombustible material or are fire-retarded on both sides with approved 1-hour fire test material; it is also proposed to fire-retard the entire cellar ceiling; and

WHEREAS, the applicant further contends that to comply with the requirements of the Administrative Code would necessitate the dispossession of the present tenant, causing hardship to both tenant and owner and not warranted by the conditions; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board.

Resolved, that the decision of the Borough Superintendent acting on Alt. Applic. 1236/53, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to Obj. 3, *on condition* that the means of exit shall be continued with the sprinkler as formerly required when the building was classified as a converted multiple dwelling, and as to Obj. 6, that the building shall not be increased in height or area and the type of occupancy shall continue substantially as proposed and as indicated on plans filed with this appeal marked "Received June 23, 194" (3 sheets); that fire retarding and fireproof self-closing doors shall be installed as proposed and that a certificate of occupancy shall be obtained, and in all other respects shall comply with all laws, rules and regulations applicable thereto.

942-53-A

APPLICANT—Philip Freshman and Joseph Platzker, for Mary Goldstein, owner.

SUBJECT—Application December 31, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—124 East Broadway, north side, 55 ft. 8 in. east of Pike street, Block 283, Lot 53, Borough of Manhattan.

APPEARANCES—

For Applicant: Philip Freshman and Joseph Platzker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated December 21, 1953, on Alt. Applic. 1353/53, reads:

"1. Provide two lawful means of egress from each floor area including cellar.

NOTE: F. E. for factory building more than 5 stories in height is contrary to Sec. 271 of L.L. as amended 7/1/47."

and

WHEREAS, the applicant states that the building is 6 stories, 70 ft. in height; 22 ft. 1 in. by 63 ft. 6 in. in area, of class 3 construction, erected about 1894, located on a lot 29 ft. 5 in.

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by 63 ft. 6 in. in area, in a business use, B area, class 1½ height district, and used and occupied since erection—cellar, ordinary storage, no persons; 1st floor, luncheonette, 36 persons; 2nd floor, manufacturing garments, 16 persons; 3rd floor, manufacturing costume jewelry, 8 persons; 4th floor, manufacturing skirts, 19 persons; 5th floor, manufacturing wood products, 1 person; 6th floor, manufacturing wood products, 1 person; that the building is provided with one interior 36 in. and 33 in. wide steel stairs, enclosed in partitions, fire retarded both sides with wire lath and ¾ in. cement plaster, equipped with kalamein self-closing doors; that stair hall leads direct to street and is provided with a ladder and scuttle to roof; that there is one fire escape on the west side, extending to roof by stair and to yard by stair with egress to street through open yard; window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant states that the 5th and 6th floor are occupied by a single tenant as a studio for manufacture of small wood floor cabinets with an occupancy of 2 persons; that the existing stair is 33 in. wide from 1st to 2nd floor and 36 in. wide from 2nd to 6th floor; that it is enclosed in partitions of studs covered both sides with sheet iron from 1st floor to 2nd floor and 2nd to 6th floors fire retarded with ¾ in. cement plaster on metal lath, and floors are of concrete; that all hall doors and jambs are metal covered, 36 in. wide self-closing; that at the west side of the building there is a 7 ft. 4 in. wide side yard direct to street in which there is a labor law fire escape with 22 in. wide counter-balanced stairs from 2nd floor balcony to grade; that all doors and windows on the course of the fire escape are fireproof self-closing; that the fire escape extends to roof; and

WHEREAS, the applicant contends that due to the limited number of occupants and the small area used for manufacturing on each floor (approximately 1215 sq. ft.) the existing stairs and fire escape are adequate and safe egress from this building in the event of an emergency; and

WHEREAS, Violation No. 5264 of 1952 was issued by the Borough Superintendent November 24, 1953, for occupying the building without providing two legal means of egress as provided by law and obstructing access to fire escape on 4th floor by cutting table; and

WHEREAS, the owner was convicted and fined in Municipal Term, Magistrates Court, July 15, 1953, on a charge of violation of Section C26-243.0 of the Administrative Code and Section 271 and 272 of the Labor Law; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the Borough Superintendent, acting on Alt. Applic. 1353/53, Obj. 1, and that the decision be and hereby it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; that the primary means of exit, consisting of an interior stair leading to East Broadway and a secondary means of exit consisting of a fire escape leading to the side yard and thence to East Broadway, as proposed and as shown on plans filed with this appeal marked "Received December 31, 1953," (6 sheets), shall be maintained; that the cellar shall not be used for anything except for heating equipment except as hereinafter provided; the means of exit from cellar shall be maintained as shown on such plan; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the storeroom as shown on the cellar plan may be permitted, provided it is separated from the balance of the cellar by fireproof construction and with fireproof self-closing doors and that such storeroom shall be used only in connection with the restaurant on the 1st floor; that the stairs from cellar to street shall be so arranged that there shall be no padlock used on the exterior and that there shall be an easy opening device available for opening from the interior of the cellar only; that a gate shall be maintained at the building line where side alley occurs and such gate shall be so arranged as to be readily openable while floors above

the street floor are being occupied; that access to fire escape shall be unimpeded at all upper floors; that a certificate of occupancy shall be obtained.

114-54-A

APPLICANT—Burke, Green and Groh, for Edna Delmoor, owner.

SUBJECT—Application February 17, 1954—filed pursuant to sec. 35, General Law, premises located in bed of a mapped street—proposed widening of Hook Creek boulevard.

PREMISES AFFECTED—132-10 Hook Creek boulevard, northwest corner of 132nd road (Block 12981, Lot 118, Rosedale, Borough of Queens).

APPEARANCES—

For Applicant: Robert T. Groh and Edna Delmoor.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 11, 1954, on Alt. App. 2715/53, reads:

"1. The extension of a building without the required setbacks in the bed of a mapped street is contrary to General City Law. Sec. 35."

and

WHEREAS, the applicant states the building is 2 stories, 15.5 ft. in height, 33 ft. irregular, by 29.8 ft. irregular in area, of Class 4 construction, erected in 1918 on a lot 110.21 ft. irregular by 199.15 ft. irregular in area, in a residence use, G-1 area, Class 1 height district, used and occupied since erection as a dwelling; proposed to be increased in area at 1st floor to 33 ft. irregular in front by 38.4 ft. irregular in depth, Class 4 construction, used and occupied as a dwelling; and

WHEREAS, the applicant states the premises have been zoned for residence use since July 25, 1916; that the building was originally in a D area district and is now in a G-1 area district; that the dwelling involved was purchased in 1952; that it is a very old colonial house erected in 1892 and purchased with the idea of remodeling and renovating it to fit the modern day mode of living; that the owners moved into the premises and started adding to it as well as strengthening the existing foundation; and

WHEREAS, the applicant contends that the Topographical Bureau of Queens has no idea when the street will be widened; that the widening has been on the city map for 20 years; that in the event the road is widened and the premises condemned, the owner is willing to waive any damage in condemnation due to the renovation of the portion of the building in the bed of the mapped street subsequent to the acquisition by the present owner in 1952; and

WHEREAS, the applicant contends the owner has been living under extreme hardship due to the facts she is unable to make any of the improvements necessary for comfortable living quarters and requests the Board to grant a variance to permit her to make such renovations in accordance with plans herein submitted.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 2715/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, under the powers vested in the Board under Section 35 of the General City Law, only so far as it has reference to the proposed construction within the bed of the proposed street, as proposed and as indicated on plans filed with this appeal, marked "Received February 17, 1954" (3 sheets), *on condition* that in all other respects the building and occupancy comply with all laws, rules and regulations applicable thereto; and in the event the city acquires the premises for the proposed street that this owner will make no claim for any cost

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involved in the construction of that portion of the building proposed to be constructed within the bed of the mapped street.

139-54-A

APPLICANT—Arnold W. Lederer, for Richard J. Cerosa, owner.

SUBJECT—Application February 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4218 Fort Hamilton parkway, northwest corner of 43rd street, Block 5596, Lots 49-51, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 10, 1954, on Alt. Applic. 1521/52, reads:

"23. The exit stairs from the 2nd floor business portion with opening in the 1st floor enclosure as shown should continue to the roof as required by Sect. 6.4.1.11 par. 3 of the Bldg. Code.

24. Sect. 4.2.1 of the Bldg. Code requires a building containing a garage to be of Class 2 construction.

25. Resolution #495-45-A of the Board of Standards and Appeals on Alt. 1598/45 prohibits the extension of this building."

and

WHEREAS, the applicant states the building is 2 stories and attic, 33 ft. in height, 28 ft. 8 in. by 62 ft. 10 in. area at street level, 28 ft. 8 in. by 47 ft. 1 in. in area at typical floor level, of Class 4 construction, date of erection unknown, located on a lot 101 ft. 10 in. by 112 ft. 7 in. in area, in a business use, C area, Class 1½ height district; used and occupied since 1924: Cellar—ordinary; 1st floor—funeral parlor and office, 45 persons; 2nd and attic floors combined, dwelling for one family. The building is proposed to be increased to 100 ft. 2 in. front by 87 ft. irregular in area at street level, 28 ft. 8 in. front by 83 ft. in depth and typical floor level, in Class 1 and Class 3 construction, in addition to the existing Class 4 construction, and upon completion of alteration to be used and occupied as follows: Cellar—storage, casket showroom, boiler room, men's toilet and smoking room, 50 persons; 1st floor—funeral chapel, loading and unloading space and 2-car nonstorage garage, 500 persons; 2nd floor—dwelling, 1 family, embalming room and office, 10 persons; attic to remain vacant. The building is provided with one 2 ft. in. wide wood stairs, wood enclosed, equipped with doors which are not self-closing; and

WHEREAS, Certificate of Occupancy #120257 issued April 20, 1948, upon completion of work under Alt. App. 1598/45, and pursuant to resolutions adopted by the Board September 25, 1945, and January 27, 1947, under Cal. No. 495-45-A, permits the following use and occupancy: Cellar—ordinary use; 1st floor—funeral home and office; 2nd floor and attic combined, 1 family; and

WHEREAS, the applicant states the building is used as a dwelling and funeral parlor by virtue of variance granted by the Board under Cal. No. 495-45-A, which resolution specified that the building should not be increased in height or area. It is now proposed to construct a 1 and 2-story extension on the rear and side of Class 1 fireproof construction and Class 3 nonfireproof construction; that the west frame wall of the present 1st story will be removed and replaced with masonry and the ceiling under the 2nd floor will be fire-retarded; that a new 2-story extension will be erected at the west containing stairs, elevator, loading and

unloading facilities and a 2-car garage, constructed of fireproof construction on the cellar and first floors and the 2nd floor to be of Class 3 fire-retarded construction; that in addition it is proposed to erect a one-story Class 3 construction at the west and north to contain men's toilet, smoking room and casket showroom in the cellar, and funeral chapels on the 1st floor; it is also proposed to erect a 1-story extension at the south consisting of a boiler and storage room in cellar and an open portico and vestibule on the 1st floor; that the boiler room will be of fireproof construction and the open portico of fire-retarded construction. The 1st floor of the existing building will be used as a foyer, toilet room and minor chapel; that the entire ceiling of this first story will be fire-retarded; that the 2nd floor will remain unchanged except the attic will remain unoccupied and the only access thereto will be a 2 ft. x 3 ft. hatch door for emergency use only. There will be no connection between the new extension on the 2nd floor and the 2nd floor of existing apartment; that the existing boiler and heating equipment will be relocated from the frame building into the fireproof boiler room; that access to owner's apartment will be by a new 3 ft. wide stairway enclosed in 1-hour partitions; that the existing 10 ft. curb cut on 43d street will be extended to provide access to off street loading and garage space; that the garage portion of the building and new stairs will be of fireproof construction; that all cellar and first floor ceilings will be of fire-retarded or fireproof construction except in the living portions of the building; that the interior cellar stairs will be fireproof enclosed; that all cellar partitions will be of fireproof construction; and

WHEREAS, the applicant contends that the extension of the stairway to the roof will serve no purpose because the building is isolated on all sides and a 70° ladder will be provided to this small area by means of a counterbalance 2 ft. x 3 ft. metal covered scuttle; that the stairs serving the owner's apartment at the south will extend to the new extension roof; that the 2nd floor apartment will be provided with a multiple dwelling type fire escape in addition to the fire-retarded stairway; that the principal public assembly use will be confined exclusively to the first story with adequate exit facilities; and

WHEREAS, the applicant requests that in view of the fact the building will be made to comply in every practical manner with the law and the public occupancy will be confined to the first floor where adequate exits are to be provided and all ceilings in the business portion are to be fire-retarded, it is requested that this appeal be granted; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1512/52, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to Objection 23, *on condition* that in all other respects the exits from the 2nd floor shall comply with all requirements therefor; as to Objection 24, *on condition* that the garage to be maintained shall be of fireproof construction; as to Objection 25, that the building shall not be further increased in height or area and in all other respects shall comply with all requirements and as proposed and as shown on plans filed with this appeal marked "Received February 19, 1954," (8 sheet); that in all other respects the resolution as adopted by the Board January 7, 1947, where not inconsistent with this *amended* resolution shall be complied with; that the attic portion, as proposed, shall remain vacant; that the requirements of the resolution as adopted under Cal. No. 495-45-A shall be complied with where not inconsistent with this resolution.

160-54-A

APPLICANT—Lama, Proskauer and Prober, for The National Sugar Refining Co., owner.

SUBJECT—Application filed March 5, 1954 to permit the erection of a roof sign in the vicinity of the site of the United Nations Headquarters.

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PREMISES AFFECTED—1-02 to 1-20 (1-10 official) 56th avenue and 56-01 to 56-39 1st street, southeast corner and 56-02 to 56-24 42nd street, Block 3, Lot 1, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Ernest A. Gross, Stuart Constable, for Park Dep't and William Doyle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Connors 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 10, 1954, on B.N. 86/54, reads:

"1. No business sign in excess of 500 sq. ft. permitted at the above location. See D41-28.0(d) of the Administrative Code."

and

WHEREAS, the applicant states the premises consist of a plot 200 ft. by 490 ft. and 318 ft. irregular in area, located in an unrestricted use, A area, Class 2 height district, upon which there has been erected the building in question, 3 stories and 4 stories, 91 ft. 2 in. in height, 65 ft. 2 in. by 222 ft. 8 in. in area, of fireproof construction, erected in 1927, used and occupied since as a boiler house for which no certificate of occupancy has as yet been issued; and

WHEREAS, the applicant states the premises are developed with several large buildings, used in conjunction with the refining of sugar carried on by the owner on the block in question and several others in the affected area; and

WHEREAS, the applicant states it is proposed to erect a new business sign of steel construction on the roof of the boiler house; such sign to be 205 ft. long, 15, 25 ft. and 27 ft. in height, approximately 10 ft. and 6 ft. above the parapet; that the steel frame of the sign will support the letters comprising the words "JACK FROST SUGAR" made of individual free standing letters of neon tubes and metal backing; the sign will be of the flashing type and will be illuminated on the sides facing the East River and the United Nations Headquarters; and

WHEREAS, the applicant contends that the boiler house is equipped with three chimneys approximately 14 ft. in diameter, extending 105 ft. above the roof, each chimney carrying a sign about 5 ft. wide and 55 ft. high, having an area of 275 sq. ft. to a total of 825 sq. ft. for the three signs, and the top of these signs is about 175 ft. above curb level; that the existing signs on the chimneys are of terra cotta letters built flush with the face of the chimneys; that as the present signs exceed the allowable area of 500 sq. ft. and are located 175 ft. above curb level, the proposed signs at a lower level will not adversely affect the U.N. site across the East River; that at present there is an advertising or business sign located in this area, as indicated on photographs filed with this appeal, which sign is just as visible to the U.N. site as the proposed sign; and

WHEREAS, the applicant contends that the resolution of the Board of Estimate limits the sign to an area of 500 sq. ft., that however it does not limit the number of such signs that may be erected on a building; that the owner could erect an unlimited number of signs each not exceeding 500 sq. ft.; and

WHEREAS, the applicant states the area of the proposed sign will be approximately 3400 sq. ft.; that the proposed sign in this highly industrial area with many signs, tall buildings, tanks and chimneys cannot seriously interfere with the safety and comfort of the United Nations, inasmuch as the site is now developed with three signs more visible to the United Nations than as now proposed; that the restriction intending to beautify the surroundings of the U.N. Headquarters is illogical and the proposed sign is entirely

in keeping with the use of the premises and will have no adverse affect on the U.N. site; and

WHEREAS, Subdivision d of Sec. D41-280 of the Administrative Code as added by Chapter 23 of the Laws of 1947, reads:

"d. To insure the beauty of the area to be used for the United Nations' headquarters and the approaches thereto and to promote the general welfare of the people of the city and state of New York; to insure the safe and orderly conduct of such United Nations and to protect the useful and desirable purpose of the same and to provide for the safety, convenience and comfort of officials, delegates, personnel and visitors to same, such board of estimate shall have power to regulate and limit signs, billboards and advertising devices and shows, exhibits, amusements and displays in the area of Queens and New York counties contiguous to fronting upon or surrounding the lands occupied by the United Nations and any violation of such regulations shall be a misdemeanor.

WHEREAS, Section 2 of the resolution adopted by the Board of Estimate May 8, 1947, regulating and limiting signs, billboards, advertising devices and displays in the vicinity of the lands occupied by the United Nations' headquarters' site, reads:

"2. No business, amusement or advertising signs, billboards, exhibits, displays or devices shall be established thereafter in the borough of Manhattan on or within 100 ft. of the following: 1st avenue from the north side of 38th street to the south side of 52nd street, inclusive, 47th street from the west side of First avenue to the east side of 2nd avenue, and 48th street from 2nd avenue to the East River, except as provided in Section 6."

and

WHEREAS, Section 6, of said resolution of the Board of estimate reads:

"6. The Board of Standards and Appeals is hereby authorized, for such period and upon such conditions as will not violate the purposes of these regulations, to waive the application of the provisions of these regulations by approving the establishment of signs, billboards, exhibits, displays and other devices in any of the areas outlined above. Such approval shall be given only upon the admission to such Board of Standards and Appeals of specific plans in such detail as it shall request as to the particular sign, billboard, exhibit, display or device for which approval is sought."

and

WHEREAS, the City Construction Coordinator and the Assistant Secretary General of the United Nations have been duly notified of this hearing by the Board; and

WHEREAS, Subdivision d of Section D41-28.0 of the Administrative Code as added by Chapter 23 of the Laws of 1947 as amended by Chapter 541 of the Laws of 1947, reads:

"d. To insure the beauty of the area to be used for the United Nations' headquarters and the approaches thereto and to promote the general welfare of the people of the city and state of New York; to insure the safe and orderly conduct of such United Nations and to protect the useful and desirable purpose of the same and to provide for the safety, convenience and comfort of officials, delegates, personnel and visitors to the same, such Board of Estimate shall have the power to regulate the limit signs, billboards and advertising devices, and shows, exhibits, amusements and displays in the area of Queens and New York counties contiguous to, fronting upon or surrounding the lands occupied by the United Nations and any violation of such regulations shall be a misdemeanor."

and

WHEREAS, Section 4 of the resolution adopted by Board of Estimate May 8, 1947, regulating and limiting signs, billboards, advertising devices and displays in the vicinity of

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the lands occupied by the United Nations' headquarters' site, reads:

"4. No advertising signs, or business signs in excess of 500 sq. ft., shall be established hereafter in the Borough of Queens within the area bounded by the Queensborough Bridge, Tenth street, Vernon boulevard, Newtown creek and the East River, except as provided in Section 6."

and

WHEREAS, Section 6, of said resolution of the Board of Estimate reads:

"6. The Board of Standards and Appeals is hereby authorized, for such period and upon such conditions as will not violate the purposes of these regulations, to waive the application of the provisions of these regulations by approving the establishment of signs, billboards, exhibits, displays and other devices in any of the areas outlined above. Such approval shall be given only upon the admission to such Board of Standards and Appeals of specific plans in such detail as it shall request as to the particular sign, billboard, exhibit, display or device for which approval is sought."

and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the proposed sign is at the extreme southerly end of the area set up by the Board of Estimate; and

WHEREAS, the sign, in accordance with revised plans, is so located as to read southwesterly, toward East 34th street.

Resolved, that the decision of the Borough Superintendent, acting on BN 86/54, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the sign shall be of the nonflashing type and shall be erected in accordance with revised plans marked "Received July 22, 1954" (2 sheets); that in all other respects the sign shall comply with all laws, rules, and regulations applicable thereto, including the requirements of the Electrical Code; and that the existing signs on the smoke stacks shall be removed as proposed.

209-54-A

APPLICANT—Henry G. Harris, for Ludmill Realty Corp., owner (Crown Heights Nursing Home, lessee).

SUBJECT—Application March 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—800 St. Marks avenue, south side, 150 ft. east of New York avenue, Block 1228, Lot 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry G. Harris.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1954, on Alt. Applic. 530/54, reads:

"1. Changing occupancy of Class #3 structure over one story in height from residence to public use for nursing home is contrary to sect. 4.2.1 of Bldg. Code.

2. Provide two fireproof enclosed stairways from 2nd, 3rd & cellar leading in same enclosure to street & extend to roof as per sect. 6.4.1.8.1 and 6.4.1.11 of B.C."

and

WHEREAS, the applicant states the building is 3 stories, 35 ft. in height, 51 ft. by 72 ft. in area at 1st floor, 51 ft. by 60 ft. in area at typical floor, Class 3 construction, erected prior to 1895 on a lot 100 ft. by 250 ft. 7 in. in depth, in a residence use, C area, Class 1 height district, used and occupied: Cellar—boiler room and storage; 1st floor and mezzanine, church

and dwellings, 70 persons; 2nd floor—dwelling; 3rd floor—dwelling; proposed to be used and occupied as follows: Cellar—boiler room, kitchen, mortuary, storage, 2 persons; 1st floor—nursing home, 39 persons; 2nd floor—nursing home, 32 persons; 3rd floor—superintendent's apartment and nurses' rooms, 8 persons. The building is provided with one interior 4 ft. wide wood stairs, enclosed in partitions of brick, wood, plaster on 3 sides; stairhall leads to street; and

WHEREAS, the applicant states the building will be operated by the Crown Heights Nursing Home who occupy the building at 810 St. Marks Avenue adjoining in the building in question, who claim they have a waiting list of prospective occupants who have seen the building in question and are desirous of becoming its tenants; and

WHEREAS, the applicant contends that the requirements of the existing structure comply with the provisions of the Code applicable to a new use would work an unnecessary hardship in this case; that a new exterior stairway, a sprinkler system throughout installed in compliance with Article 16 of the Building Code, an interior fire alarm system, a watchman's time detector will be provided and if the variance is granted by the Board, the spirit of the law will be observed, public safety secured and substantial justice done; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board.

Resolved, that the decision of the Borough Superintendent acting on Alt. Applic. 530-54, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the building to be occupied as a nursing home under plans which have been passed on by the Department of Hospitals and maintained to their satisfaction as indicated on plans filed with this appeal marked "Received June 18, 1954" (4 sheets) *on condition* that the exits shall be maintained as thereon proposed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that a sprinkler system shall be maintained throughout the building meeting the requirements of the Building Code therefor and also fire alarm system and watchman's time detector systems; that none but ambulatory patients shall be housed above the 1st story; that the portion of the 2nd story mezzanine shall be eliminated and not used as proposed; that the attic shall remain vacant except for the caretaker's apartment and nurses' rooms as proposed.

217-54-A

APPLICANT—M. B. Felsen (adjacent owner), for Second Riverdale Corp., owner.

SUBJECT—Application March 19, 1954—Appeal from a decision of the borough superintendent re Revocation of Permit #1266-53.

PREMISES AFFECTED—East side of Independence avenue, from 237th to 238th streets through Blackstone avenue (Block 3417, Lots 331 and 320), Borough of The Bronx.

APPEARANCES—

For Applicant: Catherine McKee.

For Owner: David I. Shivitz.

For Administration: Gussie E. Rotner, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal to revoke permit denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 23, 1954, reads:

"In reply to your letter of February 15 concerning the construction of a multiple dwelling at the above location, I wish to answer your questions as follows:

#1. Excavation permit issued December 10, 1953. Foundation Permit issued December 18, 1953. Construction permit issued January 6, 1954.

#2. The District Inspector reports that the excava-

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tion work started December 10, 1953, and the easterly foundation wall for the garage was poured January 13, 1954, and 50% of the excavation work was completed as of January 15, 1954.

#3. Inasmuch as operations for the erection of the proposed multiple dwelling were lawfully started prior to January 14, 1954, Section 22-B of the zoning resolution provides that the building may be completed without conforming to the new zoning restrictions.

#4. Your request that the permit be revoked is hereby denied for the reason stated in answer to Question #3."

and

WHEREAS, the applicant states that the premises consist of a plot 172.5 ft. front on Independence avenue, 80 ft. in depth on 238th street, and 297.08 ft. on 237th street, located in a residence use, E area, Class 1 height district; and

and

WHEREAS, the applicant states that on November 25, 1953, the City Planning Commission held a public hearing on a proposed change of area zone of an area including the premises in question; that on December 10, 1953, an excavation permit was issued; on December 18, 1953, a foundation permit was issued; on January 6, 1954, a construction (building) permit was issued; on January 6, 1954, the City Planning Commission adopted a resolution recommending a change to E area, including the property in question; on January 7, 1954, the resolution of the City Planning Commission was filed with the Board of Estimate, on January 14, 1954, the Board of Estimate adopted a resolution modifying the resolution of the City Planning Commission (the modifications did not affect the property in question); that thereafter, 30 days from January 7, 1954, expired, and the Board of Estimate did not further modify or disapprove the resolution of the City Planning Commission; that the City Planning Commission published notice and held a public hearing on the proposed change; that shortly after the hearing, builders engaged in a race to defeat the enactment of the Legislative Body; that the Inspector reports that excavation work was started December 10, 1953 and 50% completed January 15, 1954; that he also reports that the easterly wall for the garage (not the dwelling) was poured January 13, 1954; that no work was done on the dwelling prior to January 7, 1954; that the permit permits the erection of a building which the zoning resolution prohibits in an E area zone; that on February 15, 1954, appellant demanded that the Borough Superintendent revoke the permit; that on February 23, 1954, the Borough Superintendent refused to revoke the permit because operations on the building were started prior to January 14, 1954, and that Section 22-B of the zoning resolution provides that the building may be completed; that whether or not builders can defeat the purpose of the legislation by a rush to get under the wire is the question presented by this application; that if the answer is in the affirmative, then zoning laws become a snare and a delusion; that as soon as notice of a proposed zoning amendment is published a few are permitted rights thereafter denied their neighbors; that this appeal requests the Board to determine the effective date of the zone change for the purpose of acquiring vested rights and what work was done prior to the effective date and whether the work done prior to the effective date was sufficient to create a vested right; and

WHEREAS, the applicant contends that the effective date of the zone change was January 7, 1954 and since no work was done on the building prior to January 7, 1954, the building operations may not continue and the permit should be revoked; that Section 200 of the New York City Charter provides the only method of amending the zoning resolution; that the Legislature, in Section 200, intended to fix the effective date of the change as the date the resolution of the City Planning Commission is filed with the Board of Estimate, that the Legislature did not intend that property rights be left "in the air" for a period of 30 days; that if the Legislature intended that the amendment be effective 30 days after the filing of the resolution, either as filed or as modified, it could have said so in just that language; that the

language it used indicates clearly that "within 30 days" refers to the time within which the Board of Estimate may act, and not to the effective date of the amendment; and

WHEREAS, the applicant also contends that even if the effective date of the zone change was the date of adoption of resolution of Board of Estimate, then, since no work was done on the building prior to January 14, 1954, the building operations may not continue and the permit should be revoked; and

WHEREAS, the applicant also contends that if the effective date of the zone change was 30 days after filing of resolution of City Planning the Commission with Board of Estimate then since no work was done on the building prior to February 6, 1954, the building operations change may not continue and the permit should be revoked; and

WHEREAS, the appellant contends that Section 22-B of the zoning resolution does not authorize the continuance of the building in violation of the new zone because (1) Section 22-B requires that "operations have been lawfully started on erecting a structure"; that no operations were started on the structure; that pouring concrete for a portion of a wall of an accessory building does not constitute starting operations on the building proper, the structure for which the permit was issued; (2) even if pouring concrete for the wall of an accessory building constitute starting operations, Section 22-B would not apply because 22-B impliedly requires that operations have been lawfully started in good faith; that the ingenious pouring concrete for a wall of an accessory building cannot be construed as in good faith; that the pouring of concrete for the wall of the garage the day before the Board of Estimate public hearing should be conclusive of lack of good faith; that unless this Board determines that a permit must be revoked when its issuance and operations thereunder occur under such circumstances, the very purpose of Section 22-B is defeated; that the purpose of Section 22-B is set forth by the City Planning Commission in its communication forwarding its resolution to the Board of Estimate recommending the enactment of Section 22-B; that the interpretation placed on Section 22-B by the Borough Superintendent will defeat the very purpose intended to be accomplished by the section; that Section 22-B as interpreted by the Borough Superintendent will not preclude the construction in anticipation of a zoning change; that it will encourage attempts to beat the gun and frustrate the zoning change; that Section 22-B was intended to protect "a structure" which "has become non-conforming by reason of a change;" that it was not intended to permit a mad rush to get a structure after a change has been proposed in order to frustrate the change; (3) Section 22-B is invalid; that Section 200 of the New York City Charter authorized the City Planning Commission to initiate amendments to the zoning resolution, subject to modification or disapproval by the Board of Estimate only with respect to amending existing resolutions, (1) regulating and limiting height and bulk of buildings, etc., (2) regulating and determining area of yards, courts, etc., and (3) restricting locations of trades, etc., that Section 22-B did not amend an "existing" resolution providing the effect of a zone change on existing permits; that there was no "existing" resolution providing the effect of a zone change on existing permits which could have been amended; that there was such a provision very similar to Section 22-B which had previously been repealed; that the original zoning resolution adopted in 1916 contained such a provision in Section 24(a); and that Section 24(a) was repealed October 3, 1924, and the validity of the repealer was contested and sustained by the Court of Appeals in the case of Durning vs. Reville, 232 AD 790, Motion for leave to appeal denied; that because of the repeal of Section 24(a) in 1924, there was no such "existing" resolution which should have been amended; that Section 22-B is invalid as an unconstitutional delegation of legislative power; that a statute of such vital importance on property should, and legally can be enacted only by the Legislature of the State of New York; that Section 22-B is wholly without guides, standards or norms to limit the discretion, or circumscribe the discretion or possible dis-

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crimination by the Borough Superintendents; that such a statute runs afoul of the constitutional prohibition against unlawful delegation of legislative power; that for the foregoing reasons, it is submitted that the decision of the Borough Superintendent refusing to revoke permit issued under application #1266-1953, should be reversed and the permit revoked, and the Borough Superintendent directed to enforce the provisions of the amended zoning resolution with respect to the property involved in this application; and

WHEREAS, the following is a report of a Committee of the Board:

REPORT OF COMMITTEE.

Re: Cal. No. 217-54-A

July 26, 1954.

Premises E. S. of Independence Avenue and from West 237th to 238th Streets through to Blackstone Avenue (Block 3417, Lots 320 and 331), Riverdale, Bronx.

The Borough Superintendent on February 23, 1954, refused to revoke, on request, a permit issued for the construction of a Multiple Dwelling at the above premises. His decision reads as follows:

"In reply to your letter of February 15, concerning the construction of a multiple dwelling at the above location, I wish to answer your question as follows:

#1. Excavation permit issued December 10, 1953. Foundation permit issued December 18, 1953. Construction permit issued January 6, 1954.

#2. The District Inspector reports that the excavation work started December 10, 1953, and the easterly foundation wall for the garage was poured January 13, 1954, and 50% of the excavation work was completed as of January 15, 1954.

#3. Inasmuch as operations for the erection of the proposed multiple dwelling were lawfully started prior to January 14, 1954, Section 22B of the Zoning Resolution provides that the building may be completed without conforming to the new zoning restrictions.

#4. Your request that the permit be revoked is hereby denied. . . ."

The premises had been under consideration by the City Planning Commission and the Board of Estimate as to change of zone from a residential use, D area to an E area, and under this change the block in question was included. The resolution of the City Planning Commission as to the change of zoning to E area was adopted on January 6, 1954, and was filed with the Secretary of the Board of Estimate, under the terms of Section 200 of the New York City Charter, on January 7, 1954. On January 14, 1954, the Board of Estimate adopted a resolution, modifying the Resolution of the City Planning Commission. The change of zoning, effective by the action of the Board of Estimate on January 14, 1954, would not permit the Multiple Dwelling and the accessory garage to be constructed in accordance with the plans that had been approved before the change in area zoning, because of the more restrictive requirements of an E area as against a D area, to which the block was formerly subject.

The proposed apartment house and accessory garage occupies all of the block except for three (3) single-family residential buildings, facing 238th Street, the owners of which are opposing the erection of the apartment house and have joined in this appeal to review the refusal of the Borough Superintendent to revoke permits.

The proposal to change the zoning had been before the City Planning Commission for some months and hearings were held before the City Planning Commission and considerable publicity was given to the proposal to change the zoning so as to reduce or preclude the number of apartment houses to be erected in the future in this general area.

The plot in question appears to have been owned by

the present owners since October, 1952, and at the time of purchase the premises were in a D area district and remained so until the zoning was changed by the Board of Estimate by its action on January 14, 1954. It appears that during the year 1953, revised plans were being studied and on November 25, 1953, were filed with the Department of Housing and Buildings, resulting in the issuance of the following Permits:

On December 10, 1953—permit for excavation;

On December 18, 1953—permit for foundation;

On January 6, 1954—permit for the construction of the building.

All of these Permits refer to Lots 320 and 321 in Block 3417.

The question involved is mainly as to whether sufficient work on the site was done prior to January 14, 1954, the date on which the new zoning became effective to acquire vested rights.

This appeal was filed on March 19, 1954, and came on for hearing before the Board on May 4, 1954. The premises were inspected by a Committee of the Board on May 20, 1954, at which time the apartment building was under construction and had reached the height of about three stories, and the accessory garage building on the plot was partly constructed. The Board accordingly has to rely on the records in the Department of Housing and Buildings as to what work was completed before January 14, 1954. The report of the Inspector indicates that the excavation work was started on December 10, 1953, and the easterly foundation wall for the garage was poured on January 13, 1954, and the excavation work was in progress and approximately one-half completed before the new zoning took effect.

Under the terms of Section 22B, it can be said that the work was lawfully started before the effective change in zoning on January 14, 1954. The work was carried on under lawfully issued permits and the work that was done, as to the excavation and construction of the wall of the accessory garage at the east side, were for no other purpose than for the building project in question, and it can be correctly said that this work, in progress as of January 14, 1954, was an integral part of the work to be done to erect the buildings under the permits issued.

In the opinion of the Board, such work is sufficient to find that the owner has acquired vested rights under the decisions of the court as listed in the decision of the Board rendered in connection with the *Matter of Astor Village Taxpayers* (Bulletin of the Board, Volume 39, No. 5) and as affirmed by Mr. Justice Rabin (New York Law Journal, June 9, 1954, page 11).

The accessory garage is an essential part of the Multiple Dwelling project and was included as a part of the project on the permits issued. The garage would not be permitted in this district except as an accessory garage to a residence building. For this reason, the Board has considered the Multiple Dwelling itself and the accessory garage as one project, even though the two portions of the project are not physically connected but are on the same plot.

It was contended before the Board in the *Astor Village Taxpayers'* case that the wording of Section 22B changed the status of the project as to the acquirement of vested rights inasmuch as Section 22B refers only to a lawful start to permit the building to be completed as set forth therein. The Board is of the opinion, however, that Section 22B, in the absence of a definition as to what is meant by a "lawful start", has not affected the acquirement of vested rights as determined by the courts in the decisions above referred to. The Board held to this view in their determination in the *Astor Village Taxpayers'* matter, which is similar to this appeal.

It should be noted, unlike the case recently decided by Mr. Justice Nathan (*Matter of Riverdale Community Planning Assn., Inc. vs. Crinnion*, New York Law Jour-

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nal July 8, 1954), where the foundation permit only had been issued, that in this appeal permits had been issued not only for the excavation and foundation but for the entire building. Mr. Justice Nathan correctly pointed out in the case before him that Section 22B was inapplicable and of no avail to the builder because no permit had been issued for any work above the foundation. However, in this appeal the permits had been issued for the complete building and the building has been proceeded with so that at the present time it is substantially well along towards completion for the proposed height. This fact should be taken into account to indicate that the builder at no time engaged in work of a token nature but has proceeded diligently in spite of this action taken to review the refusal of the Borough Superintendent to revoke the permits.

It was claimed by the attorney for the applicant that according to the wording of Section 200 of the New York City Charter, since no work was done on the building itself prior to January 7, 1954—the date of filing of Resolution of the City Planning Commission with the Board of Estimate—the building operations were in violation of the zoning change and that such date of January 7, 1954, was the effective date of the change of zone. He held that the zoning became effective January 7, 1954, thereby conferring on the City Planning Commission legislative power which it does not have. The City Planning Commission as to zoning is advisory and the legislative power is solely with the Board of Estimate. In the *Matter of McCabe vs. City of New York* (N. Y. Law Journal, February 3, 1939), Mr. Justice Conway said "It will thus be observed that the function of the City Planning Commission is that of a mere advisory body". Also see decision of Mr. Justice Rabin in *Matter of Astor Village Taxpayers' Assn., Inc.*, above referred to (N. Y. Law Journal, June 9, 1954), and the decision of Mr. Justice Nathan in the *Matter of Riverdale Community Planning, Inc. vs. Crinnion* (N. Y. Law Journal, July 8, 1954). The Committee recommends that the appeal should be denied.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
SEAN P. KEATING,
Commissioner,
EDWARD CONNORS,
Deputy Fire Chief.

Resolved, that the decision of the Borough Superintendent, dated February 23, 1954, be and it hereby is *affirmed* and that the appeal to revoke permit issued on N.B. Applic. 1266/53 be and it hereby is *denied*.

361-54-A

APPLICANT—Henry G. Harris, for Ludmill Realty Corp., owner (Crown Heights Nursing Home, lessee).

SUBJECT—Application May 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—905 Prospect place, north side, 150 ft. east of New York avenue, Block 1228, Lot 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry G. Harris.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 26, 1954, on Alt. Applic. 1320/54, reads:

"1. Proposed nursing home in a building of Class III construction, more than one story in height, is contrary to Sec. 4.2.1 of Admin. Code.

2. Stairs do not comply with C26-292.0 in the following respects:

a. Stairs required to be enclosed with walls having a 3 hour fire resistive rating (6.4.1.8.1.(a)).

b. Stairs required to continue to roof as per 6.4.1.11.

3. Provide means of egress from cellar. 6.1.2.2.3

4. Public hallways to be enclosed in fireproof partitions as per 6.3.2(c)."

and

WHEREAS, the applicant states the building is 2 stories 20 ft. in height, 49 ft. by 36 ft. in area of Class 3 construction, erected prior to 1895 on a lot 100 ft. front by 250 ft. 7 in. in depth, in a residence use, C area, Class 1 height district; used as follows: 1st floor—garage; 2nd floor—1 family dwelling. Proposed to be used and occupied: cellar—maintained vacant; 1st floor and 2nd floors nursing home, 14 and 17 persons respectively; in conjunction with the building on front of the lot filed with this Board under Cal. No. 209-54-A, and in conjunction with the nursing home operated by the same lessee at 810 St. Marks avenue; and

WHEREAS, the applicant states that in lieu of making this two story 1800 sq. ft. Class 3 structure fireproof, it is proposed to install a sprinkler system complying with Article 16 of the Administrative Building and in lieu of having a fireproof enclosed stairway, two nonfireproof stairways will be provided and it is requested that the existing scuttle to the roof be accepted as in this type of occupancy easy access to the roof by a bulkhead is not safe for the elderly patients who will occupy the building; that the cellar area is 700 sq. ft. with fireproof walls and ceiling and will not be used; there is egress from the front of the cellar and it will be sprinklered; that the partitions of the 1st floor are new and consist of 2 in. gypsum blocks, plastered on both sides; and

WHEREAS, the applicant contends that in view of the safeguards proposed and the practical difficulty and unnecessary hardship involved in complying with the strict letter of the law, it is requested that this application be granted; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the building, formerly a private stable, later a private garage, is now vacant.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1320/54, Objections 1 to 4, inclusive, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be arranged as indicated on revised plans marked "Received July 19, 1954," (3 sheets); that the building shall be maintained in accordance with plans as approved by the Department of Hospitals and submitted to the Board and maintained also in accordance with the requirements as to operation with the Department of Hospitals; that the two stairways to second floor shall be reconstructed and located as shown on plans above cited; that the exterior stairs to cellar shall be altered as shown; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that a sprinkler system meeting the requirements of the Building Code shall be maintained throughout the building; that the building may be operated as a nursing home in connection with the residence building on the plot, permitted to be occupied as a nursing home by resolution adopted this day under Cal. No. 209-54-A.

552-54-A

APPLICANT—Charles N. and Selig Whinston, for Louis Katz and Henry Hirsch, owners.

SUBJECT—Application June 29, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—42 East 69th street, south side, 150 ft. west of Park avenue, Block 1383, Lot 43, Borough of Manhattan.

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APPEARANCES—

For Applicant: Charles N. Whinston.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Not Voting: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 16, 1954 on Alt. Applic. 996/54, reads:

3. An apartment more than 50% below grade is not permitted. 5.1.1. B. C.

6. Proposal to use existing wood doors in stair enclosure not in accordance with 6.4.1.8.1. B. C.

10. Stairway should be continued to the roof with a bulkhead on the roof. 6.4.1.11. B. C.

15. Bldg. must be of fireproof construction as per 4.2.1. B. C.

16. A two (2) hour stair enclosure is required in accordance with 6.4.1.8.1. B. C."

and
WHEREAS, the applicant states the building is 5 stories, 68 ft. in height, 39 ft. front by 80 ft. in depth, of class 3 construction, erected 1919, located on a lot 50 ft. front by 104.5 ft. in depth, in a residence use, B area, class 1½ height district, and used and occupied since 1919 as a one family dwelling, for which Certificate of Occupancy #4913 was issued June 26, 1922 upon completion of work under N. B. Applic. 208/19; that the building is now proposed to be used and occupied as follows: cellar, superintendent's apartment, lunch room and kitchen, store rooms and boiler room—20 persons; 1st floor, reception room, offices and store room—60 persons; 2nd floor, offices—20 persons; 3rd floor, offices—20 persons; 4th floor, offices—20 persons; 5th floor, offices—20 persons; that the building is provided with two interior stairs of fireproof construction, 2 ft. 6 in. wide and 3 ft. 8 in. wide, respectively; stairs are enclosed in fireproof partitions up to 3rd floor and in fire retarded partitions above; stair doors are solid oak, self closing; that in addition, there is a fire escape in the side court extending to street by stair and to yard by stair; and

WHEREAS, the applicant states that there is an 11 ft. wide side court for the depth of the building and a yard of 25 ft. in depth; that both the yard and the court start about 6 in. below the cellar floor level; that both stairways are of stone and steel construction; that the main stairs is 6 ft. wide from 1st to 2nd floor and 3 ft. 8 in. wide from 2nd to 4th floors; that the service stair is 30 in. wide and runs from cellar to roof; that the 1st, 2nd and 3rd floor construction is fireproof, with steel beams and columns and concrete arches; that the 4th, 5th and roof tiers are of steel girder and column construction with wood filler beam; that the service stair is enclosed with fireproof construction for its entire height; that all partitions on the lower three floors are fireproof; that the elevator shaft is fireproof as is also the dumbwaiter shaft; that there is an additional service stair from the cellar to the 1st floor and another stair from the cellar floor direct to street; both of these stairs are fireproof; and

WHEREAS, the applicant contends as to objection 3 issued by the borough superintendent that the cellar has been used for living quarters for the help for over 45 years; that the premises are thoroughly damp-proof and waterproofed and there is no sign of dampness or moisture; that the walls are furred and plastered and the floors in the caretaker's apartment are of wood; that the light and air for this apartment is excellent and the exit facilities are to an open court direct to the street; and

WHEREAS, the applicant contends as to objection No. 6, that the wood doors, which it is proposed to retain, are of heavy solid oak construction and are located in the main stair

enclosure; that the doors to the service stair and elevator are fireproof; and contends as to objection No. 10, that the main stairway is to be continued to the 5th floor and so arranged that there will be safe access to the service stair which continues to the roof; that under section 6.1.2.2.3 of the building code it is permissible to have only one stairway, provided the floor area is less than 2500 sq. ft.; that the floor area of this building is about 2400 sq. ft. and there are two stairways, both fireproof, except that only one of them goes to the roof; and

WHEREAS, the applicant contends as to objection No. 15, that the lower half of the building is fireproof and the upper half non-fireproof; that it is well constructed, with fine exit facilities; that the proposed occupancy will be that of home office for a philanthropic fund-raising organization and the building will be well managed and will have a relatively light occupancy; and

WHEREAS, the applicant contends as to objection No. 16, that the service stair enclosure is fireproof; that the main stair enclosure on the lower three floors and cellar is fireproof except for the doors; that the enclosure on the 3rd, 4th and 5th floors is of fire retarded construction; that both stairways are, however, of fireproof construction.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 996/54, Objections 3, 6, 10, 15 and 16, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the occupancy of the building as proposed and as indicated on plans filed with this appeal showing existing conditions marked "Received June 29, 1954" (7 sheets), and proposed conditions marked "Received June 24, 1954" (7 sheets), *on condition* that all of the work proposed to be done shall be completed before occupancy; that the building shall be subject to inspection by the Committee of the Board for further consideration as to any additional requirements on September 21, 1954, at 2 P.M.; that revised plans shall be submitted showing sections through the building and stairs and plans of adjoining premises on each side so as to show the windows in adjoining premises and windows in this building opposite any windows which may be in adjoining buildings; that this action by the Board is for a temporary occupancy pending such further study and requirements as may be determined.

330-54-A

APPLICANT—Arthur J. McDermott, for Arthur J. McDermott, Jacob A. and Georgia Post Wisel, owners.

SUBJECT—Application for consideration—reopening and rehearing based on new decision and new proposal to omit apartment on 2nd floor—re Application (decision of the borough superintendent), previously denied.

PREMISES AFFECTED—90-01 Parsons boulevard, southeast corner of 90th avenue, Block 9756, Lot 28, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Arthur J. McDermott.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to the regular procedure, to consider a new proposal and decision.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

867-53-A

APPLICANT—Warner-Hudnut, Inc., for Warner-Hudnut Realty Corp., owner.

SUBJECT—Application December 2, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—113-133 West 18th street, north side, 140 ft. west of Avenue of the Americas (6th) and 110-124 West 19th street (Block 794, part of Lot 17), Borough of Manhattan.

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APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

5-54-A

APPLICANT—Samuel Katz, owner.

SUBJECT—Application January 6, 1954—Appeal from an
order and a decision of the fire commissioner.

PREMISES AFFECTED—Block bounded by College Point
Causeway, 30th avenue, 122nd street and Tallman boule-
vard, Block 4395, Lot 1, Block 4393, Lots 1 and 32 and
Block 4392, Lots 1 and 27, College Point, Borough of
Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

193-54-A

APPLICANT—Simon B. Zelnik, for 14 West 17th Street
Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a
decision of the borough superintendent.

PREMISES AFFECTED—14-16 West 17th street, south
side, 250 ft. west of 5th avenue (Block 818, Lot 59).
Borough of Manhattan.

APPEARANCES—

For Applicant: Simon B. Zelnik and J. J. Schwartz.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the premises were inspected by a Committee
of the Board after public hearing and the committee recom-
mended that the second means of exit as proposed, consisting
of an exterior fire stairway shall have an exit to West 17th
street by means of a fireproof passage and that the pro-
posed means of escape across adjoining premises should not
be approved and that the openings to adjoining building
should not be approved as a lawful means of exit; and

WHEREAS, upon hearing this report the applicant withdraw
this appeal to apply to the Department of Housing and
Buildings for approval of his proposal as submitted to the
Board.

Resolved, that the appeal be and it hereby is withdrawn,
to comply.

702-53-A

APPLICANT—Ferdinand Savignano, for 176 Grand St.
Corp., owner.

SUBJECT—Application September 4, 1953—re Appeal from
a decision of the borough superintendent.

PREMISES AFFECTED—176-180 Grand street, north
side, 24 ft. 9 in. east of Market place, Block 471, Lot 25,
Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Luca.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Laid over to September 14, 1954,
at 2 P. M. for applicant to file additional plan.

154-52-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Jamco Realty
Co., owner (J. A. Melnick Co. Inc., lessee).

SUBJECT—Application reopened July 7, 1954 as Vol. II—

Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—129 51st street, north side, 206
ft. 8 in. west of 2nd avenue and 138-164 50th street, Block
738, Lot 25, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Laid over to September 21, 1954,
2 P. M. for inspection and decision.

894-53-A

APPLICANT—Ervin Palmer, for Daspal Realty Corp.,
owner.

SUBJECT—Appeal filed December 10, 1953 from an order
of the fire commissioner and decisions of the borough
superintendent.

PREMISES AFFECTED—34 West 13th street, south side
395 ft. east of Avenue of the Americas, Block 576, Lot 22,
Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 14, 1954,
2 P. M. for applicant to submit revised plans.

296-54-A

APPLICANT—Patrick D. Concagh, for Waldorf Astoria
Hotel Corp., owner.

SUBJECT—Application April 19, 1954—Appeal from a de-
cision of the borough superintendent.

PREMISES AFFECTED—301-309 Park avenue, 538-556
Lexington avenue, 81-121 East 49th street and 80-120 East
50th street, entire block, Block 1304, Lot 1, Borough of
Manhattan.

APPEARANCES—

For Applicant: Patrick D. Concagh and John J. Regan.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Laid over to September 28, 1954,
2 P. M. for applicant to submit revised proposal. The
premises were inspected by a Committee of the Board.

524-54-A

APPLICANT—H. G. Meinke, for Consolidated Edison Co.,
of New York, Inc., owner.

SUBJECT—Application June 17, 1954—Appeal from a de-
cision of the borough superintendent.

PREMISES AFFECTED—135-169 John street, north side,
from Gold street to Hudson avenue, Block 12, Lot 1,
Borough of Brooklyn.

APPEARANCES—

For Applicant: T. R. Galloway and H. G. Meinke.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Laid over to September 14, 1954,
2 P. M. for applicant to give further consideration of
Board's suggestion that tanks should be below grade.

394-54-A

APPLICANT—Irving Kudroff, for Gertrude Parkas and
Ida G. Levine, owners.

SUBJECT—Application May 19, 1954—Appeal from a de-
cision of the borough superintendent.

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PREMISES AFFECTED—249-253 William street and 7-11 New Chambers street, northwest corner, Block 119, Lots 37 and 38, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 14, 1954, 2 P.M. for applicant to file revised plans.

335-54-A

APPLICANT—Brook Refrigerating Co., Inc., for New York Central Railroad, owner.

SUBJECT—Application March 31, 1954—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—529-533 Westchester avenue, north side, 190 ft. east of Brook avenue, Block 2359, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Malcolm L. Hecker.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 14, 1954, 2 P.M. for further consideration.

910-53-A

APPLICANT—Leonard F. Rothkrug and Arnold W. Lederer, for Congregation Ahavath Achim (Woodruff Avenue Temple), owner.

SUBJECT—Application December 24, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—151-153 Woodruff avenue, north side, 145 ft. 7½ in. east of Ocean avenue (Block 5054, Lot 62), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Arnold W. Lederer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 14, 1954, 2 P.M. for further consideration.

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rudolph and Bertha Pollak.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re—N.B. 567/52. (Building not constructed in accordance with approved plans.)

PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Rudolph Pollok.

For Builder: David Stein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 14, 1954, at 2 P.M. for both parties to report to the Board and for final decision.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Alexander DeMasi, Mary DeMasi, Julius DeMasi and Florence Lociccio.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re—N.B. 568/52 building not constructed in accordance with approved plans).

PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owners: Arnold H. Fassler and Florence Lo Cicero.

For Builder: David Stein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 14, 1954, at 2 P. M. for both parties to report to the Board and for final decision.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Domnick W. Ciminello.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 5669.52. (construction not in accordance with approved plans).

PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Domnick Ciminello.

For Builder: David Stein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 14, 1954, at 2 P. M. for both parties to report to the Board and for final decision.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent for Department of Housing and Buildings.

OWNERS OF PREMISES—Anthony M. and Sarah Capuano.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re—N.B. 570/52. (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Sarah Capuano.

For Builder: David Stein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 14, 1954, at 2 P.M. for both parties to report to the Board and for final decision.

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Cono and Nancy Giardina.

SUBJECT—Application June 2, 1952—Revocation of Certificate of Occupancy No. 11504-52 issued re—N.B. 571/52. (Building not constructed in accordance with approved plans.)

PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Nancy Giardina.

For Builder: David Stein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Laid over to September 14, 1954, at 2 P. M. for both parties to report to the Board and for final decision.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglia, Jr.

SUBJECT—Application June 2, 1952—Revocation of Certificate of Occupancy No. 11505-52 issued re—N.B. 572/52. (Building not constructed in accordance with approved plans.)

PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.
For Owner: Arnold H. Fassler and Salvatore Indiviglia.
For Builder: David Stein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 14, 1954, at 2 P. M. for both parties to report to the Board and for final decision.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Rhersen and Beatrice Kaufman.

SUBJECT—Application June 2, 1952—Revocation of Certificate of Occupancy No. 11506-52 issued re—N.B. 573/52. (Construction not in accordance with approved plans.)

PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.
For Owner: Arnold H. Fassler and Ghersen Kaufman.
For Builder: David Stein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 14, 1952, at 2 P. M. for both parties to report to the Board and for final decision.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Henry and Dorothy Kurtz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11507-52 issued re N.B. 574/52. (Construction not in accordance with approved plans.)

PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.
For Owner: Arnold H. Fassler.
For Builder: David Stein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 14, 1954, at 2 P. M. for both parties to report to the Board and for final decision.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Manuel and Theresa Molines.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575/52. (Construction not in accordance with approved plans.)

PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.
For Owner: Arnold H. Fassler and Carole Molines.
For Builder: David Stein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 14, 1954, at 2 P.M. for both parties to report to the Board and for final decision.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Arthur and Julia Sussman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577/52. (Construction not in accordance with approved plans.)

PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.
For Owner: Arnold H. Fassler and Julia Sussman.
For Builder: David Stein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 14, 1954, at 2 P.M. for both parties to report to the Board and for final decision.

(Remaining Minutes of the Meeting of July 27, 1954 will be printed in the Bulletin of August 10, 1954.)

BULLETIN

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Nos. 32, 33, 34 and 35

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, Chief Clerk

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PUBLIC HEARINGS

Tuesdays at 10 a. m. to 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, Chairman

CALENDAR

DOCKET

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| 612-54-A | H.B.Bx. | 3222 Olinville avenue, east side, 170.69 ft. north of Burke avenue, Block 4595, Lot 8, Borough of The Bronx, Amendment to Alt. 763-54—re frame garages in fire limits. |
| 613-54-BZ | H.B.Q. | 111-04 41st avenue, southeast corner of 111th street, Block 2014, Lot 5, Corona, Borough of Queens, Alt. 1125-54—re parking and storage of more than 5 cars. |
| 614-54-BZ | H.B.B. | 1101-1111 63rd street and 6209-6223 11th avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn, N.B. 737-54—erection of supermarket and gasoline service station, etc. |
| 615-54-SA | Norge | Gas Clothes-Dryer, Models AG-710, AG-715 and AG-730, manufactured by Norge-Division Borg-Warner Corp., Appliance. |
| 616-54-SA | Norge | Automatic and Semi-Automatic Washers, Models AW-405, AW-410, AW-420, AW-422, AW-425 and AW-450, manufactured by Norge Division of Borg-Warner Corp., Appliance. |
| 617-54-SA | Iron Fireman | Oil Burner, Type RF, manufactured by Iron Fireman Manufacturing Co., Appliance. |
| 618-54-SA | Iron Fireman | Gas-Oil Burner, Type RCF, manufactured by Iron Fireman Manufacturing Co., Appliance. |
| 619-54-SA | Iron Fireman | Gas Burner, Type RGF and Petro Gas Burner, Type FG, manufactured by Iron Fireman Manufacturing Co., Appliance. |
| 620-54-A | H.B.M. | 761-779 7th avenue, east side, from West 50th to West 51st streets, Block 1003, Lot 1, Borough of Manhattan, Alt. 1114-54—re multiple dwelling—doors. |
| 621-54-BZ | H.B.B. | 1565-1567 Bergen street, north side, 225 ft. west of Utica avenue, Block 1348, Lot 62, Borough of Brooklyn, Alt. 1606-53—re change in use from public garage to storage and sale of plumbing supplies. |
| 622-54-SA | Magic Chef | Conversion Oil Burner, Models OCB 55-1, OCB-55-2, OCB-3 and OCB-55-4, manufactured by Magic Chef Inc., Appliance. |
| 623-54-SA | Magic Chef | Oil Hi-Low Boys, Models OFV 85, OFV 105 and OFV 130; Magic Chef Oil Counterflow Units, Models OFC 85, OFC 105 and OFC 130, manufactured by Magic Chef, Inc., Appliance. |

624-54-SA—Magic Chef Gas Conversion Burner, Models GCB-8, GCB-12, GCB-12-1, GCB-12-2, GCB-16, GCB-16-1 and GCB-16-2, manufactured by Magic Chef, Inc., Appliance.

625-54-SA—Magic Chef Gas Vertical Hi-Low Boy, Models GFV60, GFV81, GFV100, GFV120 and GFV140, manufactured by Magic Chef, Inc., Appliance.

626-54-SA—Magic Chef Gas Horizontal Furnace, Models GFH 60, GFH 81, GFH 100 and GFH 120, manufactured by Magic Chef Inc., Appliance.

627-54-SA—Magic Chef Conversion Gas Burner, Model GCB200, manufactured by Magic Chef Inc., Appliance.

628-54-SA—Aderer Fluxer (vapor Fluxing device), manufactured by Torch Flux Inc., Appliance.

629-54-SA—Siemon Power Flame Gas Conversion Burner, Models BFG-750E, 1000E, 1600E, 2200E, 3000E, 4500E, 6000E and BFG 9000E, manufactured by Simeon Manufacturing Co., Appliance.

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DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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SEPTEMBER 14, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 14, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re vocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

20-43-BZ

APPLICANT—George H. Cohn, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises.

757-53-BZ

APPLICANT—Paul Friedman, for Morris and Israel M.

Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five cars on first and second floors, to office, storage of paper stock and twine on first floor, and manufacture of paper boxes and storage of paper stock on second floor.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

Laid over from June 8, 1954, to September 14, 1954, at request of applicant. Applicant to notify property owners in affected area by registered mail within two weeks of adjourned date.

758-53-A

APPLICANT—Paul Friedman, for Morris and Israel M.

Dolgin, owners (Concord Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

218-54-BZ

APPLICANT—Ingram S. Carner, for Rosalie Krenkel and Louis Mintz, owners.

SUBJECT—Application March 30, 1954—(decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (automatic), storage and sale of accessories and the parking of motor vehicles waiting to be serviced, with an entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—5401-5427 Flatlands avenue and 1187-1197 East 54th street, northeast corner, Block 7780, Lots 9, 14 and 15, Borough of Brooklyn.

Laid over from July 13, 1954, to September 14, 1954, at request of attorney for objectors; no further requests for adjournments.

131-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station and store, to include lubricatorium, car wash, motor vehicle repair shop, store and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision without further argument; then to September 14, 1954, applicant to file revised plans.

CALENDAR

132-54-A

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—filed pursuant to section 35, General City Law re premises in bed of proposed widening of Parsons boulevard and 20th avenue.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district portion of a lot located in a residence and unrestricted use, A area district the erection and maintenance of an additional building, using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision without further argument; hearing closed; then to September 14, 1954, for further consideration by the Board and decision; hearing previously closed.

95-54-BZ

APPLICANT—Bishop G. Polizoides, for Sophie Polis, owner.

SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the erection and maintenance of a two family dwelling without the required set back.

PREMISES AFFECTED—111-04 38th avenue, southeast corner of 111th street, Block 1783, Lot 11, Corona, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision; hearing closed; then to September 14, 1954, for decision after applicant has filed revised plan, as suggested.

211-54-BZ

APPLICANT—A. David Rosen, for Henry Bender, owner (George J. Caron and Harry Taylor, lessees).

SUBJECT—Application March 23, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the erection and maintenance of an automobile laundry (automatic), conducted as the principal business of establishment.

PREMISES AFFECTED—36-32 21st street, west side, 123.04 ft. north of 37th avenue, and 36-31 14th street, Block 349, Lot 5, Long Island City, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision; hearing closed; then to September 14, 1954, at 10 A.M. for applicant to file revised plans.

755-53-BZ

APPLICANT—Nathaniel C. Saxe, for Ruby Goldenberg, owner.

SUBJECT—Application October 22, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—31-50 Seagirt avenue and 178 Beach 32nd street, southeast corner (Block 300, Lot 1), Edgemere, Borough of Queens.

Laid over from June 15, 1954, for inspection and decision; date to be set. The applicant has amended the basis of his application to read Section 7, Subdivision h instead of Section 7, Subdivision c; then set for July 27, 1954; then to September 14, 1954, for applicant to file revised plans.

225-36-BZ—Vol. II

APPLICANT—Lamb and Lamb, for The North American Holding Corp., owner.

SUBJECT—Application reopened March 9, 1954, as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district for a term of twenty years, the use of part of the first floor as stores, in existing class A multiple dwelling.

PREMISES AFFECTED—1188 Grand Concourse and 180-188 East 167th street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

Laid over for inspection and decision; hearing closed; date for decision to be set; and then set for July 27, 1954; then to September 14, 1954, for further consideration.

189-49-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner (Cities Service Oil Company, lessee).

SUBJECT—Application reopened September 22, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station and accessory building to include lubritorium, car washing, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—6571 Broadway, northwest corner of West 260th street, Block 3423N, Lot 1059, Borough of The Bronx.

Laid over from June 29, 1954, for inspection and decision; hearing closed; date for decision to be set; then set for July 27, 1954; then to September 14, 1954, for the applicant to file revised plans.

480-24-BZ—Vol. II

APPLICANT—Jack Oxenhandler, for Lena Oxenhandler, owner (Bell Service Station, lessee).

SUBJECT—Application reopened May 11, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7h and 7i of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension in area of existing gasoline service station to include lubritorium, auto laundry, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1925-1931 Broadway and 2018-2032 Eastern parkway extension, northeast corner, Block 3472, Lot 106, Borough of Brooklyn.

641-30-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Allen Holding Corp., owner.

SUBJECT—Application reopened February 17, 1953 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the extension in use and area of existing gasoline service station, to be used as a lubritorium, non automatic car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—207-06 Hillside avenue and 88-01 to 8809 207th street, southeast corner, Block 10582, Lot 1, Hollis, Borough of Queens.

441-51-BZ—Vol. II

APPLICANT—Lama, proskauer and Prober, for Joseph Coscia, owner.

SUBJECT—Application reopened January 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution to permit in a residence use, C area district, the alteration and extension of existing building, using more than the area permitted and without the required rear yard, and to permit the change of use from storage garage for more than five motor vehicles, and auto repair shop to storage garage for more than five motor vehicles, auto repair shop, lubrication, car washing and office on first floor and storage garage on second floor.

PREMISES AFFECTED—353-367 91st street, north side, 154 ft. 8 $\frac{5}{8}$ in. west of 4th avenue, Block 6081, Lots 77, 78 and 79, Borough of Brooklyn.

CALENDAR

181-41-BZ—Vol. II

APPLICANT—Jerome Voletsky, for Jacques Galef, owner (Jacob Goldstein, lessee).

SUBJECT—Application reopened July 27, 1954 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—302-308 East 34th street, south side, 80 ft. east of 2nd avenue, Block 939, Lots 55-58, Borough of Manhattan.

478-53-BZ

APPLICANT—Joseph Amaru, for James Muro and Edward Muro, owners.

SUBJECT—Application June 18, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the maintenance of motor vehicle repair shop (including body and fender work), to existing gasoline service station, non storage garage for more than five motor vehicles, lubritorium, and car washing.

PREMISES AFFECTED—46-01 108th street, southeast corner of 46th avenue, Block 2002, Lot 1, Corona, Borough of Queens.

190-54-BZ

APPLICANT—Henry Nordheim, for Felix and Sadie Itkin and 415 Sound View Avenue, Inc., owners.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the extension to existing laundry, using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—415-421 Sound View avenue, west side, 10.91 ft. north of Underhill avenue and 416 Leland avenue, Block 3498, Lots 30, 31 and 32, Borough of The Bronx.

220-51-BZ—Vol. II

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application reopened July 8, 1952 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district, the proposed building and the change in occupancy from gasoline oil selling station and the parking and storage of more than five motor vehicles, to gasoline service station, accessory building to include store, utility room, lubritorium, auto-washing, motor vehicle repairs, storage and sale of accessories and to permit the existing parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neill avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

534-52-A

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application June 19, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neil avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

594-54-BZ

APPLICANT—Ingram S. Carner, for Shellrock Realty Corp., owner.

SUBJECT—Application April 13, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and unrestricted use district, the conversion of existing theatre and stores to factory and retail stores.

PREMISES AFFECTED—136-16 to 136-20 Farmers boulevard, west side, 104.76 ft. south of Garrett street, Block 12529, Lot 6, St. Albans, Borough of Queens.

295-54-A

APPLICANT—Ingram S. Carner, for Shellrock Realty Corp., owner.

SUBJECT—Application April 13, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—136-16 to 136-20 Farmers boulevard, west side, 104.76 ft. south of Garrett street, 2nd floor; Block 12529, Lot 6, St. Albans, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 14, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 14, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

249-54-A

APPLICANT—Loft Candy Corp., owner.

SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—38-38 9th street, northwest corner of 40th avenue (Block 476, Lot 1), Long Island City, Borough of Queens.

931-50-A

APPLICANT—Keogh, Brennan and Maged, for Cunningham Oaks, Inc., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—215-04, 215-06, 215-10 and 215-12 69th avenue, 69-05, 69-07, 69-09 to 69-17, 69-19 to 69-27 215th street; 69-04, 69-06, 69-08 to 69-16, 69-18 to 69-26 Bell boulevard (Block 7638, Lot 12); 69-11 to 69-51 213th street, 69-04, 69-06, 69-30 to 69-36 215th street; 214-12 and 214-14 69th avenue; 213-05 to 213-29, 214-03, 214-05, 214-09, 214-11 73rd avenue (Block 7636, Lot 7); 210-06 to 210-22, 211-02 to 211-20, 212-02 to 212-16, 213-12 to 213-30, 214-06, 214-08 69th avenue; 210-05 to 210-25, 211-01 to 211-21, 212-01 to 212-21 73rd avenue; 69-05, 69-07, 69-15 to 69-53 210th street; 69-04, 69-06, 69-10 to 69-44, 69-48, 69-50 213th street (Block 7633, Lot 1), Bayside, Borough of Queens.

324-52-A

APPLICANT—Keogh, Brennan and Maged, for Allev Park Housing Corp., owner.

SUBJECT—Application April 23, 1952—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—61-51 to 61-53 Springfield boulevard; 221-52 to 221-78 Horace Harding boulevard; 221-07 to 221-29 64th avenue; 61-20 to 61-78 223rd place; 61-02 to 61-16 224th street (Block 7644, Lot 2); 61-19 to 61-69 and 64-01 to 64-71 223rd place; 61-22 to 61-52 and 64-02 to 64-40 224th street; 223-01 to 223-63 65th avenue (Block 7558, Lot 2); 224-47 to 224-65 67th avenue; 64-03 to 64-39 and 65-27 to 65-57 224th street; 224-02 to 224-64th avenue and 65-01 to 65-25 65th avenue (Block 7660, Lot 2), Bayside, Borough of Queens.

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

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OWNERS OF PREMISES—Rudolph and Bertha Pollak,
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N.B. 567-52 (building not constructed in accordance with approved plans).
PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julis DeMasi and Florence Lociceio.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).
PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNER OF PREMISES—Dominick W. Ciminiello.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.
PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Anthony M. and Sarah Capuano.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).
PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Cono and Nancy Giardina.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).
PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglia, Jr.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).
PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Rhersen and Beatrice Kaufman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 573-52 (constructed not in accordance with approved plans).
PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Henry and Dorothy Kurtz.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11507-52 issued re N.B. 574-52 (construction not in accordance with approved plans).
PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Manuel and Theresa Molines.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).
PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Arthur and Julia Sussman.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).
PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Benjamin and Helen Katz.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).
PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNER OF PREMISES—Max Kanak.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).
PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

702-53-A

APPLICANT—Ferdinand Savignano, for 176 Grand St. Corp., owner.
SUBJECT—Application September 4, 1953—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—176-180 Grand street, north side, 24 ft. 9 in. east of Market place, Block 471, Lot 25, Borough of Manhattan.

394-54-A

APPLICANT—Irving Kudroff, for Gertrude Parkas and Ida G. Levine, owners.
SUBJECT—Application May 19, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—249-253 William street and 7-

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11 New Chambers street, northwest corner, Block 119, Lots 37 and 38, Borough of Manhattan.

335-54-A

APPLICANT—Brook Refrigerating Co., Inc., for New York Central Railroad, owner.

SUBJECT—Application March 31, 1954—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—529-533 Westchester avenue, north side, 190 ft. east of Brook avenue, Block 2359, Lot 1, Borough of The Bronx.

524-54-A

APPLICANT—H. G. Meinke, for Consolidated Edison Co., of New York, Inc., owner.

SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—135-169 John street, north side, from Gold street to Hudson avenue, Block 12, Lot 1, Borough of Brooklyn.

894-53-A

APPLICANT—Ervin Palmer, for Daspal Realty Corp., owner.

SUBJECT—Appeal filed December 10, 1953 from an order of the fire commissioner and decisions of the borough superintendent.

PREMISES AFFECTED—34 West 13th street, south side, 395 ft. east of Avenue of the Americas, Block 576, Lot 22, Borough of Manhattan.

910-53-A

APPLICANT—Leonard F. Rothkrug and Arnold W. Lederer, for Congregation Ahavath Achim (Woodruff Avenue Temple), owner.

SUBJECT—Application December 24, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—151-153 Woodruff avenue, north side, 145 ft. 7½ in. east of Ocean avenue (Block 5054, Lot 62), Borough of Brooklyn.

778-39-A—Vol. IV

APPLICANT—James E. McKillop, for Oak-Cal Realty Corp., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. IV—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—114-126 Green street, south side, 270 ft. east of Franklin street, Block 2522, part of Lots 16, 18 and 22, Borough of Brooklyn.

549-53-A

APPLICANT—B. & B. Cleaners and Tailors, Inc., owner.

SUBJECT—Application July 16, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—198-10 Linden boulevard, south side, 280 ft. east of 198th street, Block 12619, Lot 5, St. Albans, Borough of Queens.

543-53-A

APPLICANT—Pathway Optical Manufacturing Corp., lessee, for Madeira Mercantile Corp., owner.

SUBJECT—Application July 9, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—718 Broadway, east side, 250 ft. north of East 4th street, Block 545, Lot 11; 11th floor, Borough of Manhattan.

156-54-A

APPLICANT—Lee Schoen, for Eugene Schoen and Sons (Amalgamated Laundry Workers Health Center, Inc., owner).

SUBJECT—Application February 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—222-230 East 34th street, south side, 275 ft. east of 3rd avenue, Block 914, Lots 45-49, Borough of Manhattan.

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.

SUBJECT—Application March 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

247-52-A—Vol. II

APPLICANT—H. E. Horwood, for Webster-Hutton Co., owner (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened January 12, 1954 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—3200 Jerome avenue and 15 Van Cortlandt Park east, northeast corner, Block 3323, Lot 36, Borough of The Bronx.

341-54-A

APPLICANT—Joseph Lau, for Elaine McCrea, owner.

SUBJECT—Application (Restored to the docket 9/20/54) filed pursuant to Sec. 310 of the MDL for variation of the requirements of Sec. 27 subdivision 2(b) of the Multiple Dwelling Law as to minimum dimensions of yard; and variation of section 102 subdivision 6(j) and sections 103, 104 and 105 of the MDL as to exits.

PREMISES AFFECTED—297 10th avenue and 501-503 West 27th street, northwest corner, Block 699, Lot 30, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 17, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, September 17, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

1-38-SR

Proposed Revision of Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 21, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 21, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

1416-39-BZ—Vol. III

APPLICANT—A. H. Salkowitz, for North Shore Building Co., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service and selling station, lubricatorium, motor vehicle repairs and office, with a curb cut nearer the residence use district than is permitted and to permit the erection of a sign and sign standard above level of first story and projecting beyond the building line; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—34-67 Francis Lewis boulevard, northeast corner of 35th avenue, Block 6077, Lot 43, White-stone, Borough of Queens.

Laid over from July 20, 1954, to September 21, 1954, for further inspection and decision without further argument; hearing closed.

541-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Rusello, owner.

SUBJECT—Application reopened March 9, 1954 as Vol. II—re (decision of the borough superintendent) under sec-

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tions 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district the combining of two buildings at rear of site into one building to be used as a motor vehicle repair shop, body and fender work, incidental paint and spray work; and to permit the erection and maintenance on the front of the site of a gasoline service station; lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—9001-9011 4th avenue and 402-414 90th street, southeast corner, Block 6082, Lot 6, Borough of Brooklyn.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision without further argument; hearing closed.

814-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis Giancarulo, Dominick Bartenope, G. Carlino Inc., owners.
SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the demolition of all buildings on the plot and the reconstruction and extension of existing gasoline service station on lot 41 to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—94-102 4th avenue and 589-597 Warren street, northwest corner, Block 395, Lots 37-41 inclusive and Lot 43, Borough of Brooklyn.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed.

147-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruckner Boulevard Leasing Corp., owner.

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the maintenance of existing legal high speed (automatic) auto laundry and to permit the erection and maintenance, for a term of fifteen years of a gasoline service station, lubritorium, motor vehicle repairs, storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—482-504 Utica avenue, west side, from Midwood street to Maple street, 842-850 Maple street and 861-871 Midwood street, Block 4589, Lot 95, Borough of Brooklyn.

Laid over from July 20, 1954, to September 21, 1954, at request of objectors' representative; no further request for adjournment.

202-54-BZ

APPLICANT—Patrick D. Concagh, for Fannie DiLello, owner.

SUBJECT—Application March 18, 1954—(decision of the borough superintendent) under sections 7a, 7c and 7e of the zoning resolution, to permit in a residence use district the extension of accessory building on existing gasoline service station, lubritorium, car wash, motor vehicle repairs and office, to be used for lubritorium and car wash (non automatic).

PREMISES AFFECTED—3020 Eastchester road, east side, 150.06 ft. north of Adey avenue, Block 4766, Lots 43 and 46, Borough of The Bronx.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed.

269-54-BZ

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the extension to existing synagogue and community building

using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—109-25 to 109-27 114th street, east side, 212.5 ft. south of 109th avenue, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed.

270-54-A

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—109-25 to 109-27 114th street, east side, 212.5 ft. south of 109th avenue, 1st floor, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

332-54-BZ

APPLICANT—Wechsler and Schinmenti, for 842 Broadway Associates, owner.

SUBJECT—Application April 23, 1954—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business and retail use district the change in occupancy of part of first floor and part of cellar to garage for more than five motor vehicles, by the construction of a ramp and new doors.

PREMISES AFFECTED—842-846 Broadway, northeast corner of East 13th street and 140-150 4th avenue, Block 565, Lot 21, Borough of Manhattan.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed.

375-54-BZ

APPLICANT—Charles C. Weinstein, for Salvator Mofetta, owner.

SUBJECT—Application May 11, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district the erection and maintenance of a storage garage, presently used for parking of our trucks on part of plot.

PREMISES AFFECTED—2841 Bruckner boulevard, northeast corner of Quincy avenue, Block 5306, Lots 103, 104, 107, 109 and 110, Borough of The Bronx.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision without further argument; hearing closed.

741-49-BZ—Vol. II

APPLICANT—Michael Dellacona, for Michael and John Dellacona, owners (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened April 28, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail use district, the extension to accessory building on existing gasoline service station, and the addition of two gasoline storage (550 gal.) tanks.

PREMISES AFFECTED—241-15 Hillside avenue, northwest corner of 252nd street, Block 7909, Lot 1, Bellerose, Borough of Queens.

89-51-BZ—Vol. II

APPLICANT—Charles M. Spindler and Joseph C. Haus, for Celestina Vastano, owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit for a term of fifteen years in a residence use, D area district, the erection and maintenance of a structure to be used as a freight transfer terminal, using more than the area permitted; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—218-228 Hamilton avenue and 690-692 Hicks street, southwest corner and 33-43 Luqueer street, Block 513, Lots 29, 33 and 35, Borough of Brooklyn.

435-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Emil

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Grolimund, Elizabeth Bischoff and Frieda Finkelstein, owners.

SUBJECT—Application reopened June 16, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—169-02 to 169-10 (official 169-04) Union turnpike and 80-01 to 80-09 169th street, southeast corner, Block 7020, Lot 1, Flushing, Borough of Queens.

139-53-BZ

APPLICANT—Leonard F. Rothkrug, for P. J. Construction Corp., owner.

SUBJECT—Application February 27, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage, nearer to side and rear lot lines than is permitted.

PREMISES AFFECTED—110-40 Jewel avenue, south side, 200 ft. west of 112th street, Block 2231, Lot 26, Forest Hills, Borough of Queens.

199-54-BZ

APPLICANT—M. Martin Elkind, for Arthur I. Kraft, owner.

SUBJECT—Application March 16, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (retail stores).

PREMISES AFFECTED—61-27 to 61-43 Main street and 142-02 61st road, southeast corner, Block 6412, Lot 1, Flushing, Borough of Queens.

224-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Belzer Corp., owner.

SUBJECT—Application April 1, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a kiddie park, pony track, zoo area and office; and to permit the parking of patrons cars (no fee to be charged).

PREMISES AFFECTED—1904-1914 Linden boulevard and 788-852 Sheffield avenue, southwest corner, 463-485 Stanley avenue and 801-847 Georgia avenue, entire block, Block 4345, Lot 6, Borough of Brooklyn.

343-54-BZ

APPLICANT—Patrick D. Concagh, for Paris Realty Corp., owner.

SUBJECT—Application May 3, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—367-369 East 154th street, north side, 100 ft. east of Courtland avenue, Block 2401, Lots 35 and 36, Borough of The Bronx.

359-54-BZ

APPLICANT—Charles M. Spindler, for Muller Brothers Holding Corp., owner.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit the extension of storage warehouse located in the business use district portion, to extend into the residence use portion, using more than area permitted in a D area district, and to permit a business entrance nearer the residence use district than is permitted to proposed extension of parking and storage of motor vehicles.

PREMISES AFFECTED—101-08 to 101-28 Queens boule-

vard and 101-21 to 101-33 67th drive, southwest corner, Block 3171, Lot 28, Forest Hills, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 21, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, September 21, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

393-54-A

APPLICANT—J. T. Kelleher, borough superintendent.

OWNERS OF PREMISES—Thomas J. and Margaret White.

SUBJECT—Application May 18, 1954—re Revocation of Certificate of Occupancy Q87507, issued February 24, 1953, re N. B. 5106-52.

PREMISES AFFECTED—150-29 116th street, east side, 98.63 ft. north of North Conduit avenue, Block 11839, Lot 22, Ozone Park, Borough of Queens.

154-52-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Jamco Realty Co., owner (J. A. Melnick Co. Inc., lessee).

SUBJECT—Application reopened July 7, 1954 as Vol. II—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—129 51st street, north side, 206 ft. 8 in. west of 2nd avenue and 138-164 50th street, Block 788, Lot 25, Borough of Brooklyn.

552-54-A

APPLICANT—Charles N. and Selig Whinston, for Louis Katz and Henry Hirsch, owners.

SUBJECT—Application June 29, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—42 East 69th street, south side, 150 ft. west of Park avenue, Block 1383, Lot 43, Borough of Manhattan.

690-53-A

APPLICANT—Julius Chomsky, for Certified Properties, Inc., owner.

SUBJECT—Application reopened June 2, 1954 and restored to docket—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—202 East 12th street, south side, 84 ft. east of 3rd avenue, Block 467, Lot 10, Borough of Manhattan.

704-40-A—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for Murray A. Davis, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—12-14 Hauson road, northeast corner of Beach 13th street, Block 118, Lot 28, Far Rockaway, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 28, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 28, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

108-32-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner (Jack Curtin, lessee).

SUBJECT—Application reopened May 18, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension of accessory building on existing gasoline service station, to include lubritorium, car wash, motor vehicle repairs, storage

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and sale of accessories and office, sale of used cars, and the parking and storage of more than five motor vehicles.
PREMISES AFFECTED—2950-2958 Webster avenue and 401-411 Bedford Park boulevard, northeast corner, Block 3274, Lot 1, Borough of The Bronx.

168-49-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station including lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1441 Westchester avenue, northeast corner of Bronx River avenue, Block 3770, Lot 83, Borough of The Bronx.

790-53-BZ

APPLICANT—William A. Giesen, for Richard Griffin, owner.

SUBJECT—Application October 30, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension in use and area of an existing gasoline service station to include gasoline and oil selling station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories, store and office; and to permit the parking and storage of more than five motor vehicles on unbuild upon portion of plot.

PREMISES AFFECTED—6161-6199 Broadway, southwest corner of West 251st street, Block 3415, Lots 1182, 1186 and 1187, Borough of The Bronx.

96-54-BZ

APPLICANT—Lawrence M. Rothman, for Louis Tamerlis, and F. L. and George H. Haase, owners.

SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and unrestricted use district, the parking and storage of motor vehicles, with a curb cut in the residence use portion of plot.

PREMISES AFFECTED—683 East 140th street, south side, 92.2 ft. west of Jackson avenue, Block 2568, Lots 14-17, Borough of The Bronx.

108-54-BZ

APPLICANT—Wechsler and Schimmenti for M. Goldstein, owner (Long Island Structural Steel, lessee).

SUBJECT—Application February 15, 1954—(decision of the borough superintendent) under section 19A(h3) of the zoning resolution, to permit in an unrestricted use district, an entrance and exit to off street loading berth, nearer to the intersection than is permitted.

PREMISES AFFECTED—1215 East Bay avenue, northwest corner of Casanova street, Block 2771, Lot 138, Borough of The Bronx.

172-54-BZ

APPLICANT—Kenneth W. Milnes, for Thomas M. Crowe, owner.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a retail use district, the reconstruction of existing gasoline service station to include, gasoline service station, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—2000 Victory boulevard, southwest corner of Perry avenue, Block 723, Lot 9, West Brighton, Borough of Richmond.

186-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Vercon Holding Corp., owner.

SUBJECT—Application March 8, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—19-17 to 19-31 Francis Lewis boulevard (19-25 official) and 160-01 to 160-13 Willets Point boulevard, northwest corner, Block 4758, Lot 125, Flushing, Borough of Queens.

251-54-BZ

APPLICANT—John F. Fitzsimons, for William H. Mosebach and Mildred Mosebach, owners.

SUBJECT—Application April 9, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district, the change of occupancy from one family dwelling to two family dwelling.

PREMISES AFFECTED—23-31 Nellis street, northeast side, 96.98 ft. northwest of Williamson avenue, Block 12713, Lot 11, Springfield Gardens, Borough of Queens.

281-54-BZ

APPLICANT—Paul Friedman, for Alice Price, owner.

SUBJECT—Application April 19, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—166-11 Northern boulevard, northwest corner of 167th street, Block 5341, Lot 1, Flushing, Borough of Queens.

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owners.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, for a term of fifteen years, the erection and maintenance of stores, auto show-room, gasoline service station, car-wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading and the parking of patrons' cars.

PREMISES AFFECTED—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road, Block 6666, Lot 1, Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 28, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 28, 1954, at 2 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:*

778-53-A

APPLICANT—John T. Kelleher, borough superintendent, Borough of Queens.

OWNERS OF PREMISES—Herman Haken and H. L. Kreuscher.

SUBJECT—Application October 30, 1953—Revocation of Certificate of Occupancy #Q91444 issued 9/14/53.

PREMISES AFFECTED—106-01 Merrick boulevard, southeast corner of 106th avenue, Block 10237, Lot 5, Jamaica, Borough of Queens.

296-54-A

APPLICANT—Patrick D. Concagh, for Waldorf Astoria Hotel Corp., owner.

CALENDAR

SUBJECT—Application April 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—301-309 Park avenue, 538-556 Lexington avenue, 81-121 East 49th street and 80-120 East 50th street, entire block, Block 1304, Lot 1, Borough of Manhattan.

694-49-A—Vol. II

APPLICANT—Harry Speyerer, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re Appeal from a decision of the commissioner of Marine and Aviation.

PREMISES AFFECTED—Foot 14th road, west side, of 100th street, 400 ft. south of 14th avenue, Block 4044, Lot 20, College Point, Borough of Queens (under section 35, General City Law—re bed of mapped street—14th road).

282-50-A—Vol. III

APPLICANT—American Can Co., owner.

SUBJECT—Application reopened December 8, 1953 as Vol. III—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—102-184 43rd street, entire block bounded by 43rd and 44th streets and 1st and 2nd avenues, 2nd floor; Block 726, Lot 1, Borough of Brooklyn.

343-50-A—Vol. II

APPLICANT—Mergenthaler Linotype Company, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—1-57 Hall street; 2-60 Ryerson street; 15-49 Rycerson street; 299-313 Park avenue and 248-254 Flushing avenue, Blocks 1867 and 1877, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 5, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 5, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

288-54-BZ

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

SUBJECT—Application April 7, 1954—(decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit in an unrestricted use, B area and 1½ times height district the erection and maintenance of a structure in excess of height permitted and without the required loading berths.

PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

Laid over from July 20, 1954, to July 27, 1954, for further consideration and decision; hearing closed; then to October 5, 1954, at request of applicant for the purpose of furnishing

revised plans in connection with this application and Cal. 289-54-A, and to obtain any additional objections that may be necessary.

823-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Flygo Holding Corp., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs and office, and to permit the parking and storage of more than five motor vehicles; with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—436-438 Kings highway, south side, from Lake street to Van Sicklen street; 2-10 Lake street and 1-11 Van Sicklen street, Block 6679, Lots 1 and 8, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 16, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 16, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

400-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Rilous, owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district for a term of twenty years the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6625, Lot 50, Flushing, Borough of Queens.

Laid over from July 13, 1954, to November 16, 1954, for possible withdrawal in event premises is acquired for park purposes.

401-46-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Bilous, owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—re Appeal filed pursuant to section 35, General City Law re premises in bed of mapped street—75th road (previously withdrawn).

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6626, Lot 50, Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of the Meeting of July 27, 1954)

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benjamin and Helen Katz.

SUBJECT—Application June 2, 1954—Revocation of Cer-

tificate of Occupancy 11512-52 issued re N.B. 579/52. (Construction not in accordance with approved plans.)

PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

MINUTES

For Owner: Helen Katz.
For Builder: David Stein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 14, 1954, at 2 P. M. for both parties to report to the Board and for final decision.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Max Kanak.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11513-52 issued re N.B. 580/52. (Construction not in accordance with approved plans.)

PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fessler and Esther Hanok.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 14, 1954 at 2 P. M. for both parties to report to the Board and for final decision.

Adjourned: 3:50 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 7, 1954, as they appeared in Bulletin No. 28, Vol. 39, are hereby corrected to read as follows:

808-53-A

APPLICANT—Siegel and Green, for W. and M. Operating Co., owner.

SUBJECT—Application November 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—136-154 Varick street, east side, from Vandam to Spring streets, 32-40 Vandam street and 247-255 Spring street (10th floor); Block 505, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 5, 1954, on Alt. Applic. 1797/53, reads:

"1. Provide 2 lawful means of egress from each floor area as per Sec. 270 of L.L.

Note: Each stair to lead in a continuous 3 hour enclosure to the street."

and

WHEREAS, the applicant states the building 10 stories, 131 ft. in height, 213 ft. 10 in. by 100 ft. in area, of fireproof construction, erected in 1925, located in a manufacturing use, B area, Class 1½ height district, used and occupied since 1936: Basement—storage, 20 persons; 1st floor—stores and tenant factory, 80 persons; 2nd and 3rd floors—tenant factory, 180 persons each; 4th to 9th floors, inclusive, tenant factory, 180 persons each floor; 10th floor, tenant factory, 45 persons each section, total 180 persons. No change in use is now proposed. The building is provided with approved standpipe system and sprinkler system throughout, three 44 in. wide fireproof stairs from roof bulkhead direct to street; and

WHEREAS, Violation #456 was issued August 12, 1953, for subdividing the tenth floor and occupying it by more than one tenant without providing two means of egress for each tenant; and

WHEREAS, the owner was convicted and fined in Municipal Term, Magistrate's Court on charge of violating Sec. 643.a-9.0 of the Administrative Code and Section 272 of the Labor Law; and

WHEREAS, Certificate of Occupancy #11886 issued December 17, 1926, upon completion of work under NB App. 399/25, permits the following use and occupancy: Basement—storage, 20 persons; 1st floor—stores and factory, 80 persons; 2nd to 10th floors—factory, 180 persons each; and

WHEREAS, the applicant states the 10th floor had been previously subdivided for factory occupancy by four separate tenants; that Tenants A, B and D conduct printing plants at their premises and Tenant C is used in common by these three tenants for packing and shipping; that Tenants A and B were provided with direct means of access to two stairways; that Tenant D was provided with direct access through a public hall to one exit stairway and a second means of egress provided through a communicating service door to the adjacent tenant; that this condition existed for several years and recently a violation was issued; and

WHEREAS, the applicant states it is now proposed to provide an additional means of egress for Tenants C and D by installing two new enclosed stairways leading to the main roof, as shown on plans filed with this appeal; that these stairways will provide two direct means of egress from each tenant, substantially in accordance with the intent of the Labor Law; and

WHEREAS, the applicant contends there is no practical method of providing a second legal means of egress for Tenants C and D due to their location; that the proposed secondary means of egress to the roof from this top floor will be more than adequate for the safety of the occupants, as there are three existing main exit stairways available on the roof through which access can be had to the street.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, as to Alt. Applic. 1797/53, and that the decision be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit for the duration of the occupancy of the statutory tenants now occupying the 10th floor of the installation of two new stairs to *roof* from which exit to street can be obtained through three approved stairways as shown on plans filed with this appeal marked "Received November 6, 1953," (2 sheets); that this variance shall continue only so long as the condition exists as to tenant spaces on the 10th floor; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the standpipe and sprinkler systems shall be maintained in accordance with the requirements of the Fire Commissioner and that in all other respects the building and occupancy shall comply with all requirements of law.

* Correction—The word "room" changed to "roof" as indicated in italics in the resolution.

RULES

Fire Drill Rules, Adopted by the Board of Standards and Appeals, October 5, 1923

(593-23-SR)

DEFINITION OF "FIRE DRILL."

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 thereof and in any other building in which such drills are required by the Fire Commissioner pursuant to the power conferred in section 491 of the New York City Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenant shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

FIRE DRILL ORGANIZATION

Premises
Name of concern.....
Building No.Story.....

FOREMAN OR PERSON IN CHARGE

Regular Substitute

WATCHMAN

.....
.....

MALE SEARCHER

.....

FEMALE SEARCHER

.....

STREET ALARM BOX RUNNER

.....

FIRE BRIGADE

.....
.....
.....

EXIT GUARDS

Exit.....
".....
".....
".....
".....
".....

SQUAD MONITORS

.....Squad No. 1.....
..... " " 2.....
..... " " 3.....
..... " " 4.....
..... " " 5.....
..... " " 6.....

Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captain's) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

Rule 4. Duties of Searchers.

The MALE AND FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

Rule 5. Duties of Street Alarm Box Runner.

The STREET-ALARM-BOX-RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders, and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.

RULES

Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the fire department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways, and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.

EXIT GUARDS shall remain at their stations until all of the occupants of the building have passed their station. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

Note: Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 11 of the interior fire alarm rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory,

and drills shall be conducted at least twice each year in which all of the persons on the premises shall participate simultaneously.

Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNERS, LESSEE OR TENANT, who supervises the FIRE DRILL at the building shall submit to an examination by the Division of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

Rule 11. Duties of Engineer.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs requiring winding are rewound after each alarm and kept in normal condition for operation.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc., are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills, showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.

NOTICE

Applicants, under the zoning resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

PUBLIC HEARING

PROPOSED REVISION OF RULES FOR ARC AND GAS WELDING AND OXYGEN CUTTING, COVERING THE SPECIFICATIONS FOR DESIGN, FABRICATION AND INSPECTION OF ARC AND GAS WELDED STRUCTURES AND THE QUALIFICATIONS OF WELDERS AND SUPERVISORS

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday, September 17, 1954* at 10 A. M., in Room 1013, Municipal Building, Manhattan, on the Proposed Revision of Rules for Arc and Gas Welding and Oxygen Cutting.

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS FEBRUARY 25, 1938.
EFFECTIVE MARCH 21, 1938, AND AMENDED
MAY 17, 1940, EFFECTIVE JUNE 10, 1940.

(Cal. No. 1-38-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and C26-514.0 of the Administrative Code (8.6.2.2).

NOTE—New matter in *italics*; old matter in brackets [] to be omitted. All old cuts have been omitted.

SECTIONS OF THE ADMINISTRATIVE CODE OF THE CITY OF NEW YORK, RELATING TO ARC AND GAS WELDING AND OXYGEN CUTTING

SECTIONS:

C26-15.1—Arc welding. A group of welding processes wherein coalescence is produced by heating with an electric arc or arcs, with or without the application of pressure and with or without the use of filler metal. Pressure as herein used refers to pressure necessary to the welding process.

C26-77.1—Gas welding. A group of welding processes where coalescence is produced by heating with a gas flame or flames, with or without the application of pressure and with or without the use of filler metal. Pressure as herein used refers to pressure necessary to the welding process.

C26-103.1—Oxygen cutting. A group of cutting processes wherein the severing of metal is effected by means of the chemical reaction of oxygen with the base metal at elevated temperatures. In the case of oxidation-resistant metals the reaction is facilitated by the use of a flux.

C26-129.0—Root of weld. The points as shown in cross-section at which the bottom of the weld intersects the base metal surfaces.

C26-158.0—Welds, butt, groove, fillet, length and dimensions of.

a) The term "butt weld" shall mean a weld in a butt joint. The term "groove weld" shall mean a weld made in the groove between two members to be joined. The size of a groove weld shall be expressed in terms of joint penetration or depth of chamfering plus the root penetration.

b) The term "fillet weld" shall mean a weld of approximately triangular cross-section joining two surfaces approximately at right angles to each other in a lap joint, tee joint, or corner joint. The size of an equal leg fillet weld shall be expressed in terms of leg length of the largest isosceles right-triangle which can be inscribed within the fillet-weld cross-section. The size of an unequal leg fillet-weld shall be expressed in terms of the leg lengths of the largest right-triangle which can be

inscribed within the fillet-weld cross-section.

c) The term "weld length" shall mean the unbroken length of the full cross-section of the weld exclusive of the length of any craters.

d) The term "weld dimensions" shall be expressed in terms of their size and length.

C26-209.0—Registration; certificate of qualification.

a) The superintendents of all five boroughs sitting as a body shall formulate rules for the examination of applicants for certificates of qualification as required under sections C26-211.0 through C26-213.0. Examinations in each borough shall be based on the rules so adopted.

b) The superintendent shall designate one or more competent persons of his department to conduct examinations, rate applicants and perform any other duties incidental thereto. The examiners for each class of certificate of qualification shall have had the experience, training and knowledge necessary properly to determine the fitness of the applicants for the performance of the duties for which such applicants seek certificates of qualification.

c) Certificates shall be issued to persons whose right to such certificates is established.

C26-211.0—Welders to be qualified.

a) It shall be unlawful for any person to perform welding work on any structural member of a structure without having obtained a certificate of qualification from the superintendent.

b) Before a certificate of qualification may be issued authorizing a person to perform welding work on any structural member of a structure, the person applying for such certificate shall have been qualified as provided in Subdivision b of Section C26-381.0. A certificate of qualification shall be issued to each applicant upon proof of his qualifications and upon the payment of a fee of \$5.00. The annual renewal fee shall be \$2.00.

c) No person shall be eligible for a certificate of qualification to perform welding work as provided in this section unless he is a citizen of the United States of America.

d) The superintendent may revoke or suspend the certificate of qualification of any person whose workmanship on any structural welding is such as to indicate incompetency or negligence which might endanger a structure or result in injury to any person.

C26-324.0—Filler metal.

a) All gas welding rods shall conform to one of the classifications established by the Specifications for Iron and Steel Gas Welding Rods, 1946 edition, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A251-46T; AWS designation A5.2-46T), and shall be suitable for the conditions of intended use.

b) All mild steel electrodes shall conform to one of the classifications established by the Specifications for Mild Steel Arc-Welding

PUBLIC HEARING

Electrodes, 1948 edition, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A233-48T; AWS designation A5.1-48T), and shall be suitable for the conditions of intended use.

- c) All electrodes for the welding of steels covered by section C26-323.0 shall conform to one of the appropriate classifications established by the Specification for Low-Alloy Steel Arc-Welding Electrodes, 1948 edition, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A316-48T; AWS designation A5.5-48T) or the Specifications for Corrosion-Resisting Chromium and Chromium-Nickel Steel Welding Electrodes, 1948 edition, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A298-48T; AWS designation A5.4-48) and shall be suitable for the conditions of intended use.

C26-368.0—(Subd. c-7) Welded joints in shear, tension and compression.

- a) Welded joints shall be so proportioned that the maximum stresses shall be less than the following amounts in pounds per square inch:

1. Shear on section through the throat of a weld, or on the faying surface area of a plug or slot weld 13,500
2. Tension on section through the throat of a butt weld 20,000
3. Compression on section through the throat of a butt weld 20,000

- b) Maximum fiber stresses in butt welds, due to bending shall be not more than the maximum values allowed above for tension and compression, respectively.

The stress in a fillet weld shall be considered as shear on the throat for any direction of stress. Neither plug nor slot welds shall be assigned any value in resistance to stresses other than shear.

C26-381.0—Workmanship on welded structures.

- a) It shall be unlawful for any person to perform any structural welding work until such person has obtained from the examiners for welders, after examination and submission of evidence of experience and ability, a certificate attesting to his fitness for the performance of such work.
- b) Before the examiners for welders shall issue a certificate of qualification, the applicant shall pass the operator qualification tests prescribed in Part II, Operator Qualification of the Standard Qualification Procedure, 1941 edition, issued by the American Welding Society. Such qualification tests shall be conducted by the examiners for welders or their representatives, but in the discretion of the examiners for welders, documentary or other evidence or both to the effect that the applicant has passed the prescribed qualification tests, conducted by a standard testing laboratory may be accepted as satisfactory proof of such applicant's fitness to make structural welds.
- c) The quality of welds permitted under this title shall conform to the requirements of Section 2, Design of Welded Connections and Section 4, Workmanship of the Standard Code for Arc and Gas Welding in

Building Construction, 1946 edition, of the American Welding Society.

C26-514.0—Welding of structural steel. Fusion welding may be substituted for, or used in combination with, riveting or bolting to connect or assemble the component parts of steel beams, girders, lintels, trusses, columns and other structural steel used in building construction if done under rigid inspection and specification, in accordance with the rules of the board.

C26-515.0—(Subd. e-7) Eccentric loading of structural steel—welded joints.

7. In designing welded joints adequate provision shall be made for bending stresses due to eccentricity in the disposition or section of base metal parts.

C26-519.0—(Subd. f) Bearing and anchoring of steel joists.

- f. Where steel joists have a bearing on masonry or concrete, at least four inches of their length shall be on each such bearing and the joists shall be securely anchored to the masonry or concrete. When bearing on steel, steel joists shall have at least two and one-half inches of their length on each such bearing. The bearing stresses shall be within the allowable working stresses permitted in this title. All joists shall be anchored to supports so as to prevent dislodgment during erection, and they shall be bolted or welded to all steel supports except that in residence structures up to and including four stories in height, the joists may be anchored to steel supports with an anchor made of not less than a three-sixteenths inch bar fastened over the flange of the steel support. Any joists at the end of a panel shall be braced laterally by anchors or ties at each line of bridging.

C26-521.0—(Subds. b-e) Field riveted, bolted and welded connections.

- b) In structures in which the height is over one hundred feet and is more than two and one-half times the minimum horizontal dimension, and in structures one hundred feet or less in height in which the height is more than four times the minimum horizontal dimension, column splices and connections to columns shall be riveted or welded.
- c) In structures over one hundred twenty-five feet in height and in all structures of a special character, connections of beams and girders to columns, and beams and girders bracing columns shall be riveted or welded. Column splices in structures two hundred feet or more in height shall be riveted or welded. Column splices in tier structures less than two hundred feet high, except as provided in the preceding paragraph, may be bolted.
- d) All other field connections may be bolted, except that, in all structures, the connections for supports for running machinery or other moving loads shall be riveted or welded.
- e) Within existing structures steel work for alterations, or additions, except to the main structural framework, which do not affect existing column splices, connections and other riveted or welded work, may be bolted.

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C26-522.0—(Subds. d and e) Painting of structural steel.
d) It shall be unlawful to paint structural steel parts before welding.

e) Parts which are welded in the shop, to be erected by bolts or rivets, shall receive the usual painting if any is required after the shop welding is finished. Parts to be field welded shall receive a coat of linseed oil after shop work is completed, and after erection and field welding, they shall be given two coats of acceptable metal protection if painting is required.

C26-525.0—Oxygen cutting of structural steel permitted. Oxygen cutting may be employed in the fabrication of structural steel members or parts, used in building construction, in accordance with rules of the board.

C26-526.0—Use of oxygen cutting torch.

a) Competence to use oxygen cutting torch. Contractors desiring to do oxygen cutting shall satisfy the superintendent as to their ability to produce satisfactory oxygen cuts.

b) Oxygen cutting of structural steel while carrying stress. It shall be unlawful to do oxygen cutting on any member while it is carrying stress, except for detail cutting to correct minor fabricating errors where the removal of metal resulting from such detail cutting would leave unimpaired the required strength of the members to be cut.

c) Oxygen cut edges. Oxygen cut edges shall be smooth and regular in contour.

d) Oxygen cutting in preparation for welding. Oxygen cutting may be used in the preparation of base metal parts for welding provided the edges are thoroughly cleaned after cutting so as to expose clean steel.

e) Milling of surfaces by oxygen cutting. It shall be unlawful to do oxygen cutting to replace the milling of surfaces.

f) Oxygen cutting of undesigned holes. It shall be unlawful to do oxygen cutting of holes in a member designed without provisions therefor.

g) Radius and area of re-entrant oxygen cut fillets. The radii of re-entrant oxygen cut fillets shall be as large as possible and at least one inch. To determine the net area of members so cut, one-eighth of an inch shall be deducted from the oxygen cut edges.

C26-844.0—(Subd. c-5) Elevator Repairs.

c. Existing installations.

5. Ordinary repairs or replacements on existing installations may be made with parts of equivalent material and at least the equivalent in strength and design to those replaced, without complying with the provisions of this article. Damaged or defected parts shall be wholly or partly replaced in the discretion of the superintendent except that broken parts subject to bending, tension or torsional stress and parts upon which the support of the car depends shall not be welded.

C26-1254.0—Welding of plumbing joints and connections.

a) Joints and connections for water or gas pipe made of brass, copper, black steel or black wrought iron or combination of these materials may be made by welding.

b) It shall be unlawful to weld any galvanized pipe, cast iron pipe or drain, soil or vent pipe of any material.

c) The electrodes, welding wire, and welding rods used in welding shall meet the requirements of C26-324.0. Welding shall be done

in accordance with the American (Welding Society Specifications, March 1, 1936) Standard Code for Pressure Piping B-21.1—1935. (As amended by L L 1940, No. 60, May 16th.)

SCOPE.

[These rules are supplementary and additional to the requirements for Fusion Welding as permitted under C26-514.0 of the Administrative Code (8.6.2.2) reading:

Fusion welding may be substituted for, or used in combination with, riveting or bolting to connect or assemble the component parts of steel beams, girders, lintels, trusses, columns and other structural steel used in building construction if done under rigid inspection and specification, in accordance with the rules of the Board. These Rules also apply to gas cutting.]

These rules are supplementary and additional to the requirements for Arc and Gas Welding as permitted under C26-514.0 of the Administrative Code (8.6.2.2) reading:

Arc and Gas Welding may be employed, either alone or in combination with riveting, bolting, or other connecting means permitted under this chapter for connecting to one another or assembling the component parts of steel beams, girders, lintels, trusses, columns and other structural steel members of buildings, or for connecting steel to wrought iron members of existing buildings, provided that such work be designed and executed in accordance with the provisions of this chapter and the rules of the Board. C26-514.0 of the Administrative Code.

NOTE: Where a reference in parentheses appears after the Administrative Code Section, it refers to the Section of the New Building Code as formerly numbered.

Rule 1. Application For Permits.

1.1 No person shall perform gas or electric welding on structures or parts thereafter erected or to be erected within the City of New York except as provided in these Rules and in conformity with C26-211.0 of the Administrative Code (2.3.2).

1.2 The commencement of any structural welding work is forbidden until an application for a permit to perform such work is filed with and approved by the Borough Superintendent. The Borough Superintendent shall be notified in writing at least 48 hours prior to the date when the structural welding work is to commence. C26-172.0 of the Administrative Code (2.1.1.12).

Rule 2. Definitions.

2.1 [ARC WELDING. A fusion welding process wherein the welding heat is obtained from electric arc formed between the base metal and metal electrode.]

[2.9 FUSION WELDING. Fusion welding is the process of joining metal parts in the molten, or molten and vapor states, without the application of mechanical pressure or blows. Under these rules fusion welding is restricted to arc and gas welding processes. C26-75.0 of the Administrative Code (1.67.)]

ARC WELDING. A group of welding processes wherein coalescence is produced by heating with an electric arc or arcs, with or without the application of pressure and with or without the use of filler metal. Pressure as herein used refers to pressure necessary to the welding process. C26-15.1 of the Administrative Code.

2.2 BASE METAL. The metal upon which the weld or cut is made.

2.3 [BUTT WELD. A butt weld is a weld whose throat lies in a plane disposed approximately 90 degrees with respect to the surfaces of at least one of the parts joined. The size of a butt weld shall

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- be expressed in terms of its net or unreinforced throat dimensions in inches. C26-158.0 of the Administrative Code (1.149).]
- CONTINUOUS WELD.** *A weld, which extends without interruption for its entire length.*
- 2.4 [CONTINUOUS WELD. A weld which is uninterrupted throughout the length of the joint.]
- CRATER.** *A depression at the termination of a weld bead.*
- 2.5 [CRATER. An unfilled concave depression in the fusion area of an arc weld resulting from penetration of the welding arc into the metal thereunder.]
- FILLER METAL.** Metal especially prepared for addition to the weld. This term shall apply to this material only before deposition (formerly 2.6).
- [2.8 FLAT WELD. A weld made by the fusion welding process on a horizontal plane or one inclined not over 45 degrees to the horizontal, the weld being made from the upper side of the parts joined.]
- 2.6 FLAT POSITION. *The position of welding wherein welding is performed from the upper side of the joint and the face of the weld is approximately horizontal.*
- [2.11 GAS WELDING. A fusion welding process in which the heat of welding is supplied by the combustion of oxygen and acetylene or other fuel gas in a suitable torch. Filler metal may be melted from a welding rod. Under these rules, gas welding is restricted to the oxy-acetylene process wherein filler metal is added.]
- 2.7 GAS WELDING. *A group of welding processes where coalescence is produced by heating with a gas flame or flames, with or without the application of pressure and with or without the use of filler metal. Pressure as herein used refers to pressure necessary to the welding process. C26-77.1 of the Administrative Code.*
- 2.8 HORIZONTAL POSITION—
- [2.7 FILLET WELD. A fillet weld is a weld of approximately triangular cross section, whose throat lies in a plane disposed (inclined) approximately 45 degrees with respect to the surfaces of the parts joined. The size of a fillet weld shall be expressed in terms of the width in inches of its adjacent fused sides. C26-158.0 of the Administrative Code (1.149).]
- 2.8.1—FILLET WELD. *The position of welding wherein welding is performed on the upper side of an approximately horizontal surface and against an approximately vertical surface.*
- [2.12 HORIZONTAL WELD. A weld made by the fusion welding process on a plane vertical or inclined less than 45 degrees with the vertical, the linear direction of the weld being horizontal or inclined not more than 45 degrees to the horizontal.]
- 2.8.2—GROOVE WELD. *The position of welding wherein the axis of the weld lies in an approximately horizontal plane.*
- [2.13 LAYER. A stratum of weld metal of a fusion weld and consisting of one or more interwoven beads.]
- 2.9 LAYER. *A stratum of weld metal consisting of one or more interwoven beads.*
- [2.14 OVERHEAD WELD. A weld made by the fusion welding process on a horizontal plane or one inclined not over 45 degrees to the horizontal, the weld being made from the underside of the parts joined.]
- 2.10 OVERHEAD POSITION. *The position of welding wherein welding is performed from the underside of the joint.*
- [2.15 OVERLAP. A condition of lack of fusion where the deposited metal has overflowed the fused area of metal.]
- 2.11 OVERLAP. *Protrusion of weld metal beyond the bond at the toe of the weld.*
- [2.10 GAS CUTTING. Gas cutting is the process of severing ferrous metals by means of the chemical behavior of oxygen, in the presence of ferrous metals at high temperatures, to produce a kerf, or cut, of uniform width without burning the edges of the kerf or cut. C26-77.0 of the Administrative Code. (1.69).]
- 2.12 OXYGEN CUTTING. *A group of cutting processes wherein the severing of metal is effected by means of the chemical reaction of oxygen with a base metal at elevated temperatures. In the case of oxidation-resistant metals, the reaction is facilitated by the use of a flux. C26-103.1 of the Administrative Code.*
- 2.13 PENETRATION. The linear distance that the deposited metal penetrates below the original surface of the base metal (formerly 2.16).
- 2.14 PLUG WELD. *A circular weld made by either arc or gas welding through one member of a lap or tee joint joining that member to the other. The weld may or may not be made through a hole in the first member. If a hole is used, the walls may or may not be parallel and the hole may be partially or completely filled with weld metal. (A fillet-welded hole or a spot weld should not be construed as conforming to this definition.)*
- [2.17 ROOT. A root is the zone at the bottom of the cross-sectional space provided to contain a fusion weld. C26-312. (CL) of the Administrative Code (1.122).]
- 2.15 ROOT OF WELD. *The points as shown in cross-section at which the bottom of the weld intersects the base metal surfaces. C26-129 (CL) of the Administrative Code (1.122).*
- [2.18 SLOT WELD. A weld made in an enclosed or partially enclosed opening formed in one of the parts of a lap joint.]
- 2.16 SLOT WELD. *A weld made in an elongated hole in one member of a lap or tee joint joining that member to that portion of the surface of the other member which is exposed through the hole. The hole may be open at one end and may be partially or completely filled with weld metal. (A fillet-welded slot should not be construed as conforming to this definition.)*
- 2.17 SUPERINTENDENT. Wherever the word "Superintendent" appears in these Rules, it shall mean the Borough Superintendent of Housing and Buildings of the borough having jurisdiction (formerly 2.19).
- [2.20 TACK WELD. A weld of random size or shape intended only to fix a member or part thereof of a structure, in correct position preparatory to final welding, and shall not be considered to transmit stress.]
- 2.18 TACK WELD. *A weld made to hold parts of a weldment in proper alignment until the final welds are made.*
- 2.19 THROAT. The minimum thickness of a weld along a straight line passing through the root. Throat of a fillet weld is the distance along a line from the root to the hypotenuse at right angles thereto, of the largest isosceles triangle which can be constructed in the cross section of the fillet weld. The throat of a butt weld shall be equal to the thickness of the thinner part joined. C26-53.0 of the Administrative Code (1.144) (formerly 2.21).
- [2.22 UNDERCUT. A condition wherein the base and weld metal is melted away leaving a

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depression, the surface of which lies below the designed surface contour of the joint.]

2.20 **UNDERCUT.** A groove melted into the base metal adjacent to the toe of a weld and left unfilled by weld metal.

[2.23 **VERTICAL WELD.** A weld made by the fusion welding process on a plane vertical or inclined less than 45 degrees with the vertical, the linear direction of the weld being vertical or inclined not more than 45 degrees to the vertical.]

2.21 **VERTICAL POSITION.** The position of welding wherein the axis of the weld is approximately vertical.

2.22 **WELDS.** The term "butt weld" shall mean a weld in a butt joint. The term "groove weld" shall mean a weld made in the groove between two members to be joined. The size of a groove weld shall be expressed in terms of joint penetration or depth of chamfering plus the root penetration.

The term "fillet weld" shall mean a weld of approximately triangular cross-section joining two surfaces approximately at right angles to each other in a lap joint, tee joint or corner joint. The size of an equal leg fillet weld shall be expressed in terms of leg length of the largest isosceles right-triangle which can be inscribed within the fillet-weld cross-section. The size of an unequal leg fillet-weld shall be expressed in terms of the leg lengths of the largest right-triangle which can be inscribed within the fillet-weld cross-section. C26-158.0 of the Administrative Code.

[2.24 **WELD DIMENSIONS.** The dimensions of a weld shall be expressed in terms of its size and length. C26-158.0 of the Administrative Code (1.149).]

2.23 **WELD DIMENSIONS.** The term "weld dimensions" shall be expressed in terms of their size and length. C26-158.0 of the Administrative Code.

[2.25 **WELD LENGTH.** Shall be considered to be the unbroken length of the full cross-section of the weld exclusive of the length of any craters. C26-158.0 of the Administrative Code. (1.149).]

2.24 **WELD LENGTH.** The term "weld length" shall mean the unbroken length of the full cross-section of the weld exclusive of the length of any craters. C26-158.0 of the Administrative Code.

Rule 3. Design and Supervision.

3.1 The licensed architect or licensed professional engineer designing or supervising the construction of a welded structure shall be experienced and skilled in such work. C26-515.0 (c) (8.6.2.3.3).

3.2 PERMISSIBLE UNIT STRESSES.

In the design of welded structures or parts thereof the stress at every connection must be accurately calculated and the required amount and the exact type and location of weld and filler metal with respect to the parts joined be specified.

[3.2.1 Welded joints shall be so proportioned that the maximum stresses shall be less than the following amounts in pounds per square inch; Shear on section through the throat of a weld 11,300 Tension on section through the throat of a weld 13,000 Compression on section through the throat of a weld 15,000 Maximum fiber stresses due to bending shall not exceed the maximum values allowed above for tension and compression respectively. C26-368.0b (6) of the Administrative Code (7.4.5.6).]

[3.2.2 Stress on a fillet weld shall be considered as shear for any direction of the applied stress.]

3.2.1—Welded joints shall be so proportioned that the maximum stresses shall be less than the following amounts in pounds per square inch: Shear on section through the throat of a weld, or on the faying surface area of a plug or slot weld 13,500 Tension on section through the throat of a butt weld 20,000 Compression on section through the throat of a butt weld 20,000

Maximum fiber stresses in butt welds, due to bending, shall be less than the maximum values allowed above for tension and compression, respectively. The stress in a fillet-weld shall be considered as shear on the throat for any direction of stress. Neither plug nor slot welds shall be assigned any value in resistance to stresses other than shear. C26-368.0(b)7 of the Administrative Code.

3.2.2 Adequate provision shall be made for bending stresses due to eccentricity in the disposition or section of base metal parts (formerly 3.2.3).

[3.2.4 The allowable compressive strength mentioned in these Rules is not intended to prevent butt welds being used across the entire section to transmit the total compressive stress in compressive flanges of beams, girders, truss plates or compression blocks or other members protected against lateral deflection even though such stress exceeds 15,000 lbs. per sq. in., but not exceeding the maximum allowable compressive stress in the parts joined.]

3.3 WORKING STRESSES FOR WINDLOADS.

When the stress in any member due to wind is less than $33\frac{1}{3}\%$ of the stress due to live and dead loads, it may be neglected. For combined stresses due to wind and other loads, the permissible working stresses may be increased $33\frac{1}{3}\%$, provided the section thus found is at least that required by the dead and live loads alone. For stresses due to wind only, the permissible working stress shall be the same as for live and dead loads. (C26-372.0, 373.0 and 374.0 of the Administrative Code (7.4.8).)

3.4 **WELDED GIRDERS.** In welded girders the connection of component parts of flanges to each other and of flanges to webs shall be by continuous or intermittent welds designed to transmit the stress. C26-520(d) of the Administrative Code.

3.5 Girders shall be proportioned either by their moments of inertia or by the flange-area method; in the latter method, when applied to a welded girder having no holes in the web, $1/6$ of the web area may be considered a part of the area of each flange.

3.6 **BEAMS.** The use of continuous beams and girders, shall be permitted provided their welded connections be designed to transmit the stresses involved in continuous beam construction and columns are designed for the moment added by such construction. At the ends of non-continuous beams, the connections shall be designed to avoid excessive secondary stresses due to bending.

[3.7 **WELDED COLUMNS.** C26-520.0 (e) of the Administrative Code (8.6.2.8.5). Fillet welds connecting the component parts of a built-up column may be either continuous or intermittent. If intermittent, the length of each weld at the ends of the column shall be equal to the least width of the column. The length of the intervening welds shall be at least one and one-half inches, spaced at most four inches in the clear. The size, length and spacing of the fillet welds shall be such as to provide the same strength, per unit of column length, as the allowable shearing stresses in structural steel

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for power driven rivets. Lattice bars and tie plates shall be welded so as to obtain strength equal to that specified in C26-368.0b (6) of the Administrative Code (7.4.5.4). Shearing stresses.]

- [3.7.1 Where column splices are welded, welds must be provided equal in strength to the shear of the standard column splice.]

- [3.8 WELDED BUTT JOINTS. The edges of base metal parts, one-quarter inch or more in thickness, transmitting stress by means of butt welds shall be beveled. For single and double "V" joints, the bevel of each part shall be at least 30 degrees. For single and double bevel joints, the bevel shall be at least 45 degrees.

Before welding, the root edge or face of one part shall be separated from the root edge or face of the other part by not less than $\frac{1}{8}$ inch nor more than $\frac{1}{4}$ inch.

Butt welds shall be reinforced by depositing additional metal on the weld to a height extending beyond the surface of the thinnest part joined. The height of such reinforcements shall be at least the following percentages of the thickness of the thinnest part joined; 20 per cent for single "V" and single bevel butt welds, and 12½ per cent on each side, for double "V" and double bevel butt welds. C26-520.0(f) of the Administrative Code (8.6.2.8.6).]

- [3.9 FILLET WELDS. The length of any fillet weld shall be made not less than four times the weld size or else the size of the weld shall be considered not to exceed $\frac{1}{4}$ of the length for purposes of calculating strength under these rules.]

- 3.7 FILLET WELDS. Intermittent fillet welds may be used to transfer calculated stress across a joint of faying surfaces when the strength required is less than that developed by a continuous fillet weld of the smallest practical size. The effective length of any segment of intermittent fillet welding shall be not less than 4 times the weld size with a minimum of 1½ inches. The clear spacing between the effective lengths of such segments at the edges of plates and the unsupported edges of rolled shapes carrying calculated stress shall not exceed the following number of times the thickness of the thinner part joined:

16 times for compression
24 times for tension

and shall, in no case, be more than 12 inches. The effective length of longitudinal fillet welds at the edges of built-up members shall be not less than the width of the component part joined.

- [3.10 WELDS IN SLOT OR HOLES. When welding inside a slot or hole in a plate or other part, in order to join same to an underlying part, fillet welding may be used along the wall or walls of the slot or hole, but the latter shall not be filled with weld metal or partially filled in such manner as to form a direct weld-metal connection between opposite walls, except that fillet welds along opposite walls may overlap each other for a distance of one-fourth of their size. No slot or hole shall be less in width or diameter than $\frac{1}{3}$ times its depth.]

- 3.8 WELDS IN SLOT OR HOLES.

- 3.8.1—Plug or slot welds may be used in plates not more than one inch thick where subjected principally to shearing stresses or where needed to prevent buckling of lapped parts.

- 3.8.2—The transverse spacing between slots shall not exceed 8 inches unless the design otherwise prevents excessive transverse bending in the connection.

- 3.8.3—If the material is not over $\frac{5}{8}$ inch in thickness, the hole shall be filled with weld metal approximately flush with the surface of the

part; if the material is over $\frac{5}{8}$ inch in thickness, the hole shall be filled with weld metal at least to $\frac{5}{8}$ inch in depth.

- 3.8.4—Holes for plug welds shall be circular. The diameter of the hole shall not be less than the thickness of the part containing the hole plus $\frac{1}{8}$ inch, rounded to the next greater odd sixteenth. It shall not be greater than 3 times the thickness of the weld metal.

- 3.8.5—The width of slot shall not be less than the above-specified diameter for plug welds. The maximum length of slot shall not exceed 10 times the thickness of the part containing the slot.

- 3.8.6—The ends of slots shall be semi-circular or shall have the corners rounded to a radius not less than the thickness of the part containing the slot.

- 3.9 FIELD RIVETED, BOLTED AND WELDED CONNECTIONS. C26-521.0 of the Administrative CODE) (8.6.2.9) (formerly 3.11).

- 3.9.1 In tier structures less than 125 feet high, in which the height is less than two and one-half times the minimum horizontal dimension, all column splices and field connections may be bolted (formerly 3.11.1).

- 3.9.2 In structures in which the height is over 100 feet and is more than two and one-half times the minimum horizontal dimension, and in structures 100 feet or less in height in which the height is more than four times the minimum horizontal dimension, column splices and connections to columns shall be riveted or welded (formerly 3.11.2).

- 3.9.3 In structures over 125 feet in height and in all structures of a special character, connections of beams and girders to columns, and beams and girders bracing columns shall be riveted or welded. Column splices in structures 200 feet or more in height shall be riveted or welded. Column splices in tier structures less than 200 feet high (except as provided in the preceding paragraph) may be bolted (formerly 3.11.3).

- 3.9.4 All other field connections may be bolted (except that, in all structures, the connections for supports for running machinery or other moving loads shall be riveted or welded) (formerly 3.11.4).

- 3.9.5 Within existing structures steel work for alterations, or additions (except to the main structural framework), which do not affect existing column splices, connections and other riveted or welded work, may be bolted (formerly 3.11.5).

- 3.10 COMPLETION OF WORK

Upon the completion of all structural welding operations, the licensed architect or licensed professional engineer responsible for the design of the structure shall certify to the Borough Superintendent that the fabrication and welding of such structure have been carefully inspected and that the requirements of his design and these Rules have been fulfilled in every respect by the contractor who has done the welding (formerly 3.12).

Rule 4. Board of Examiners for Welders.

- 4.1 The Board of Examiners for Welders provided for in C26-209.0 of the Administrative Code (2.3), shall be appointed by the Commissioner of Housing and Buildings from members of the staff of the Department as recommended by the Borough Superintendents. All certificates of qualification issued shall be uniform for the five Boroughs. There shall be a separate certificate for gas welding and for electric arc welding, which certificates shall not be inter-

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changeable and shall apply specifically to the type of work to be done and shall be issued in accordance with Rule 5.

4.2 WELDERS TO BE QUALIFIED. No person shall perform welding work on any structural member of a structure without having obtained a certificate of qualifications from the Board of Examiners for Welders. C26-211.0 of the Administrative Code (2.3.2).

[4.2.1 Before a certificate of qualification may be issued authorizing a person to perform welding work on any structural member of a structure, the person applying for such certificate shall have submitted to and satisfactorily passed an examination to determine his qualifications, conducted by Board of Examiners for Welders to be appointed by the Commissioner. A certificate of qualification shall be issued to each applicant having proved his qualifications and upon the payment of a fee of Two Dollars. Such certificate shall continue in effect for a period of one year unless sooner revoked or suspended and to be effective thereafter shall be renewed annually. The annual renewal fee shall be One Dollar.]

4.2.1 Before a certificate of qualification may be issued authorizing a person to perform welding work on any structural member of a structure, the person applying for such certificate shall have been qualified as provided in Subdivision b of Section C26-381.0. A certificate of qualification shall be issued to each applicant upon proof of his qualifications and upon the payment of a fee of five dollars. The annual renewal fee shall be two dollars. C26-211.0 of the Administrative Code.

4.2.2 No person shall be eligible for a certificate of qualification to perform welding work as provided in this section unless he is a citizen of the United States of America.

4.2.3 The Borough Superintendent may revoke or suspend a certificate of qualification of any person, if workmanship on any structural welding is such as to indicate incompetency or negligence which might endanger a structure or result in injury to humans.

4.2.4 Renewal of a certificate may be made without additional requalification test if the applicant's record indicates satisfactory welding experience during the previous year.

4.2.5 Certificates for gas welding and certificates for electric welding, including provisions for welding performed by each welder for the current year, shall be on forms as approved by the Board of Standards and Appeals.

Rule 5. Qualification Test for Welders.

[5.1 These qualifications tests shall be conducted by the Board of Examiners for Welders or its representative but, in the discretion of the Board of Examiners for Welders documentary or other evidence, or both, that the applicant has passed the qualification test, conducted by a standard testing laboratory or an inspection by the Borough Superintendent or his representative may be accepted as satisfactory proof of the applicant's fitness to make structural welds in accordance with Rule 5.4. Welders performing work outside New York City shall be qualified under this rule. C26-381.0 of the Administrative Code (8.12).]

5.1 Before the examiners for welders shall issue a certificate of qualification, the applicant shall pass the operator qualification tests prescribed in Part II,

Operator Qualification of the Standard Qualification Procedure, 1941 edition, issued by the American Welding Society. Such qualification tests shall be conducted by the examiners for welders or their representative, but in the discretion of the examiners for welders, documentary or other evidence or both to the effect that the applicant has passed the prescribed qualification tests, conducted by a standard testing laboratory may be accepted as satisfactory proof of such applicant's fitness to make structural welds. C26-381.0 of the Administrative Code.

[5.2 Qualification for arc welding shall not constitute qualification for gas welding, and vice versa. Qualification for welding with bare electrodes shall not constitute qualification for welding with flux-coated electrodes, and vice versa.]

5.2 Qualification for arc welding shall not constitute qualification for gas welding, and vice versa.

5.3 The foregoing provisions are not intended to bar an applicant from further trial in case of one or more failures, or to require [an operator] a welder who has passed the tests to qualify anew for every job he may undertake.

5.4 QUALIFICATION REQUIREMENTS

[5.4.1 Before issuance of a certificate of qualification by the Board of Examiners for welders the applicant shall have passed the qualification tests prescribed as follows:]

[5.4.2 The minimum qualification requirements shall be the welding of test specimens of the type shown in Fig. 2 and specified in Rule 5.4, each specimen to be tested for failure in a reliable tension testing machine and to develop ultimate resistance not less than 80 kips if welded with filler metal of grade 2, 4, 10 or 15; or 67 kips if welded with filler metal of grade 20, 30 or 40.]

[5.4.3 Two specimens shall be welded in the downward or flat welding position, two in the vertical welding position and two in the overhead welding position.]

[5.4.4 The form of test specimen shall be as shown in Fig. 2, consisting of four steel bars or plates connected by four approximately equal fillet welds. The specifications of the bar steel shall conform to Rule 7. The welding edges of the splice bars shall be cut flat and square and any burrs shall be removed. The bars shall be clamped securely together and tack welded in proper position with the splice bars centered on the main bars and the faces of the main bars in true planes, in preparation for the test welding. Welding shall be performed with the same process (arc or gas), the same welding procedure, and the same general type of electrodes or welding rods as are to be used in the work for which the operator is being tested.]

[FIG. 2]

[Welds shall be made as nearly as possible to the designed dimensions, and in conformity with the practices set forth in Rule 6; at every cross-section the weld size in each direction shall be within 1/16 in. of the prescribed 3/8 in.]

5.4.1—For qualification to make groove welds in material up to and including 3/4 inch thick, the welder shall be required to make a test weld in material 3/8 inch thick as shown in Figure 1(a). (Figure 1(b) may be used for oxy-acetylene welding).

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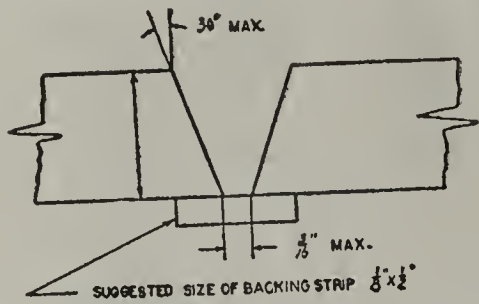


Fig. 1(a)—Butt Joint for Plate $\frac{3}{8}$ In. Thick

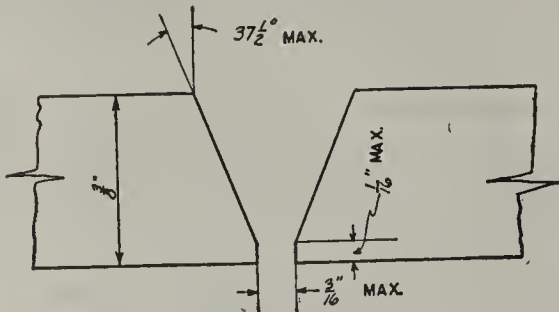


Fig. 1(b)—Alternate Butt Joint for Plate $\frac{3}{8}$ In. Thick (May be Used for the Oxyacetylene Process Only)

For qualification to make groove welds in material over $\frac{3}{4}$ inch thick, the welder shall be required to make a test weld in material 1 inch thick as shown in Figure 2(a). (Fig. 2(b) may be used for oxy-acetylene welding.)

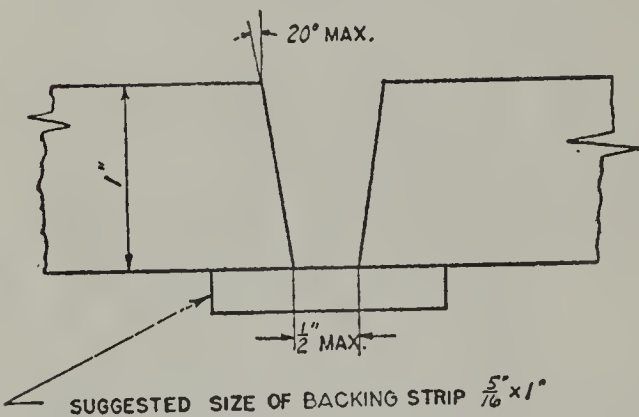


Fig. 2(a)—Butt Joint for Plate 1 In. Thick.

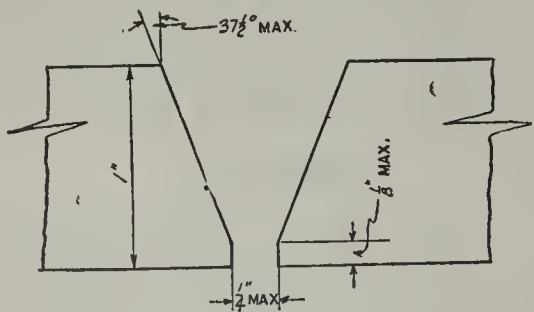


Fig. 2(b)—Alternate Butt Joint for Plate 1 In. Thick (May be Used for the Oxyacetylene Process Only)

If a test weld is made in the one inch thickness, no test need be made in the $\frac{3}{8}$ inch thickness. The prescribed test weld shall be made in the horizontal, vertical and overhead positions by all welders except those welders who are to be permitted to make groove welds only

in the flat position in the shop; such welders shall be required to make a test weld in the flat position only.

5.4.2—For qualification to make fillet welds, a test weld as shown in Figure 3 shall be made in the vertical and overhead positions by each welder except those welders who are to be permitted to make fillet welds only in the flat and horizontal positions in the shop; such welders shall be required to make a test weld in the horizontal position only.

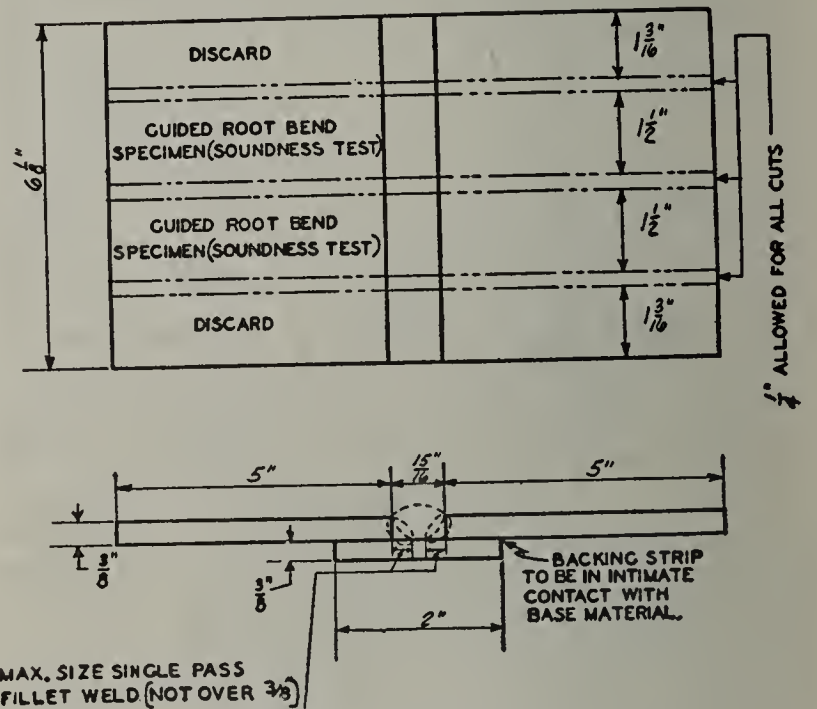
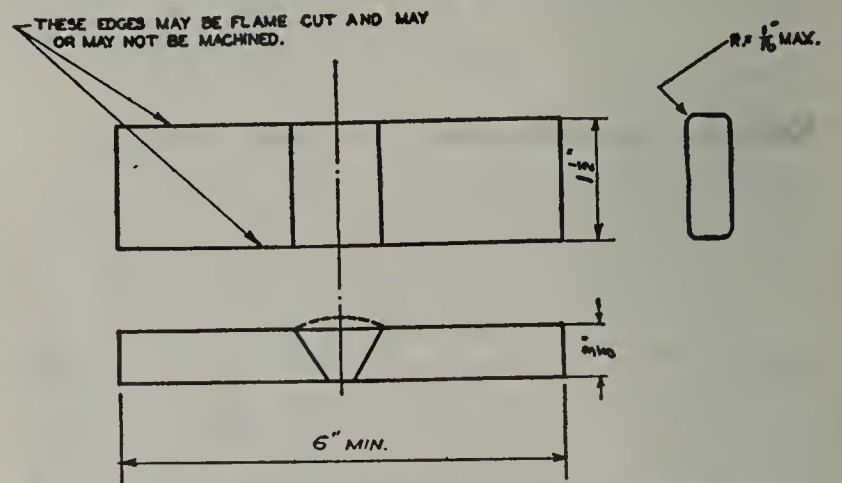


Fig. 3—Test Weld for Soundness Tests

5.4.3—Two specimens as shown in Figure 4 shall be removed from each test groove weld in the $\frac{3}{8}$ inch thick material. Two specimens as shown in Figure 5 shall be removed from each test groove weld in the 1 inch thick material. Two specimens as shown in Figure 6 shall be removed from each test fillet weld.



NOTE:

NOTE: WELD REINFORCEMENT AND BACKING STRIP, IF ANY, SHALL BE REMOVED FLUSH WITH THE SURFACE OF THE SPECIMEN. IF A RECESSED STRIP IS USED THIS SURFACE OF THE SPECIMEN MAY BE MACHINED TO A DEPTH NOT EXCEEDING THE DEPTH OF THE RECESS TO REMOVE THE STRIP, EXCEPT THAT IN SUCH CASES THE THICKNESS OF THE FINISHED SPECIMEN SHALL BE THAT SPECIFIED ABOVE.

Fig. 4—Face- and Root-Bend Specimens

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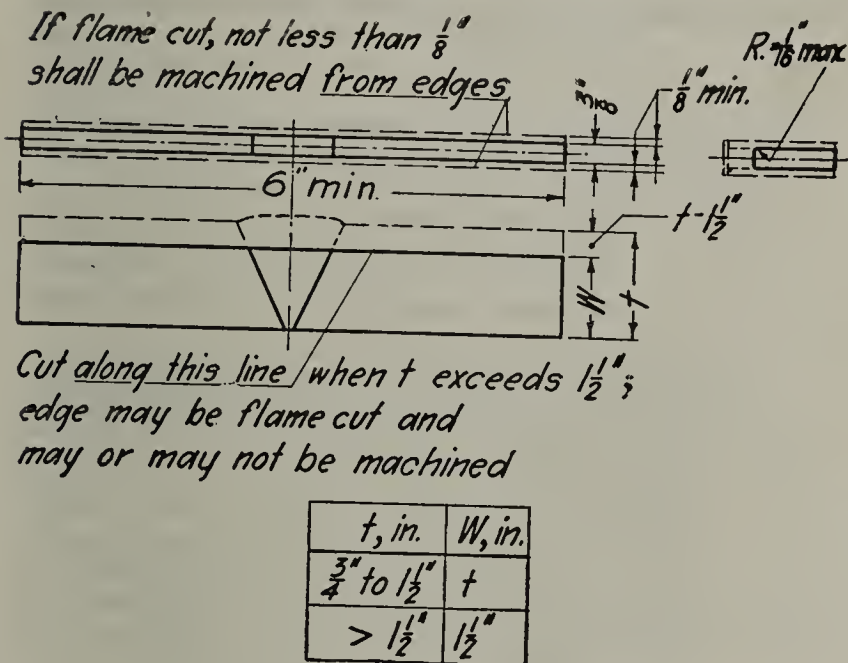


Fig. 5—Side-Bend Specimen

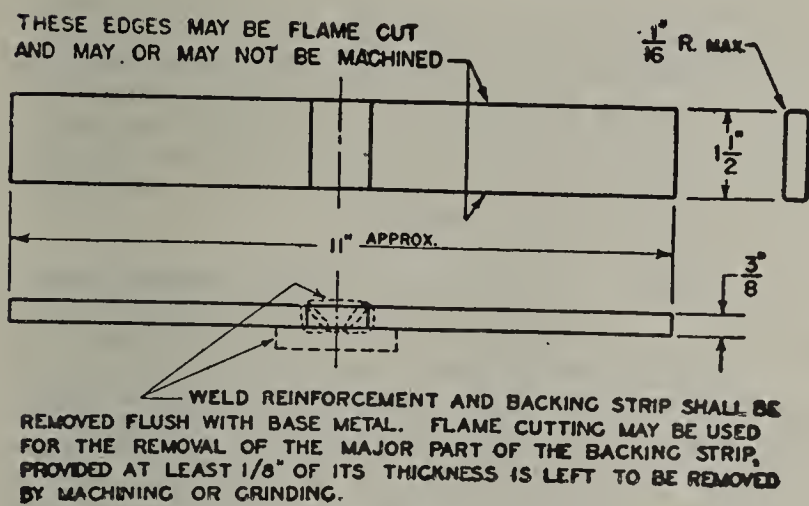


Fig. 6—Fillet-Weld-Soundness Test Specimen

5.4.4—Each of the specimens shall be bent in a jig having a working contour shown in Figure 7 and otherwise substantially in accordance with that figure. Any convenient means may be used for moving the plunger member with relation to the die member. The specimens shall be placed on the die member of the jig with the weld at mid-span. One of the specimens removed from the $\frac{3}{8}$ inch groove welded material shall be placed with the face of the weld directed toward the gap, the other with the root of the weld directed toward the gap. Both specimens removed from the 1 inch groove-welded material shall be placed with that side showing the greater defects, if any, directed toward the gap. Both fillet welded specimens shall be placed with the root of the weld directed toward the gap. The two members of the jig shall be forced together until the curvature of the specimen is such that a $\frac{1}{32}$ inch diameter wire cannot be passed between the curved portion of the plunger member and the specimen. The specimen shall then be removed from the jig.

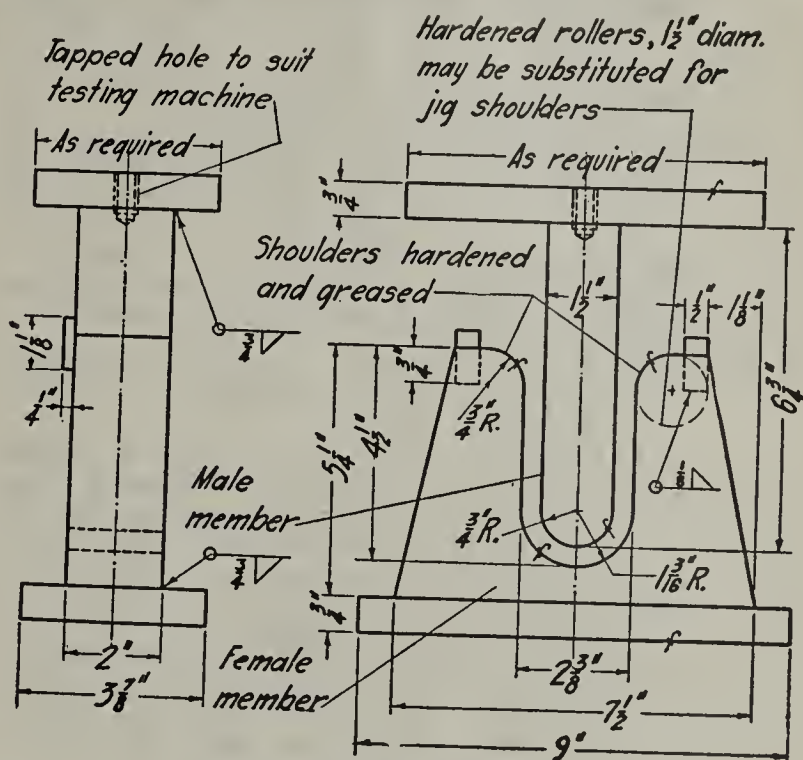


Fig. 7—Guided-Bend Test Jig

5.4.5—The convex surface of each specimen tested shall be examined for the appearance of cracks or other open defects. Any specimen in which a crack or other open defect is present after bending, exceeding $\frac{1}{8}$ inch measured in any direction, shall be considered as having failed. Cracks occurring on the corners of the specimen during testing shall not be considered.

5.4.6—In the foregoing tests, base material and filler metal, conforming to the specifications listed in Rule 7, in an amount adequate to provide for the removal of the required specimens shall be provided. A minimum of $1\frac{1}{8}$ inches from the end of each test weld shall be discarded before removing the test specimens. All welds shall conform to the general requirements of good workmanship and the particular practices set forth in Rule 6.

5.5 RE-TESTS. In case a welder fails to meet the requirements of one or more test welds, a re-test may be allowed under the following conditions:

5.5.1—An immediate re-test may be made which shall consist of two test welds of each type of which he failed, all of which shall meet all the requirements specified for such welds.

5.5.2—A re-test may be made provided there is evidence that the welder has had further training or practice. In this case a complete re-test shall be made.

Rule 6. Quality of Welds.

[The quality of welds permitted under these rules shall conform to the following requirements:

6.1 The quality of Tests Welds and Construction Welds shall fulfill all requirements with regard to shape and internal quality.]

6.1 The quality of welds permitted under these Rules shall conform to the requirements of Section 2, Design of Welded Connections, and Section 4, Workmanship of the Standard Code for Arc and Gas Welding in Building Construction, 1946 edition, of the American Welding Society. C26-381.0 of the Administrative Code, and shall conform to the following:

[6.1.1 All lap welds shall indicate good penetration to the root of the weld and good fusion at both sides of the bead.]

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- [6.1.2 All fillet welds shall show absence of undercutting, proper shape of the bead, lack of overlaps and proper fusion.]
- [6.1.3 All butt welds shall show good fusion without overlapping or undercutting.]
- [6.2 **UNDERSIZE WELDS.** Undersize or undercut welds shall be built up by welding to conform to the weld cross-section called for in the drawings [FIG. 3] and specifications. The surface of previously deposited welds shall be cleaned of oxides or slag before any reinforcing weld metal is applied.]
- [6.3 **SHAPE.**
- [6.3.1 Welds shall conform in shape to those shown on Figs. 3a and 4a and shall not be undersized.]
- [6.3.2 Surfaces of weld shall be reasonably smooth and uniform in contour. Weld metal along the toe of the weld shall not overlap the base metal surface but shall form an intimate contact therewith as shown in Figure 3.]
- [6.3.3 **INTERNAL QUALITY.** The weld metal shall be sound throughout and shall be free from oxides, non-metallic inclusions and gas pockets. The weld metal shall be thoroughly fused with the base metal along all surfaces and edges of union, and shall penetrate into the root of the weld, as shown in Fig. 4a.]

[FIG. 4]

- [6.3.4 **WELD ENDS.** The ends as well as the body of the welds shall conform to all the requirements of Rule 6.]

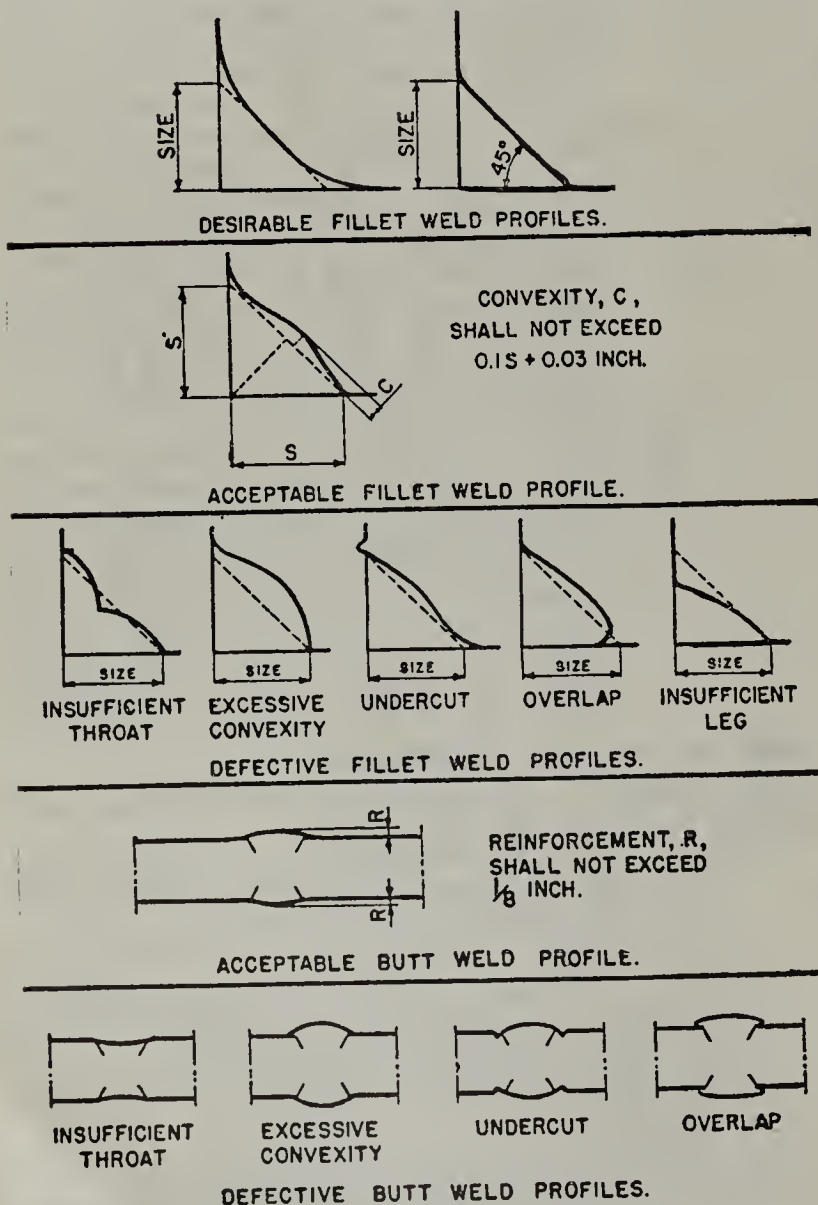


Fig. 8—Acceptable and Defective Weld Profiles

- 6.1.1—Weld metal shall be solid throughout except that very small gas pockets and small inclusions of oxide or slag may be overlooked if well dispersed.
- 6.1.2—There shall be complete fusion between the weld metal and the base metal and between successive passes throughout the joint.
- 6.1.3—Welds shall be free from overlap and the base metal free from undercutting. Acceptable and defective weld profiles are shown in Figure 8.
- 6.1.4—All craters shall be filled to the full cross-section of the weld.
- 6.2 Defective or unsound welds shall be corrected by removing or replacing the welds, or where possible, by the removal of the defective portions of base metal and weld metal down to sound metal and the disposition of additional weld metal. A cracked weld shall be removed throughout its entire length, unless by the use of acid etching, magnetic inspection or other equally positive means, the extent of the crack can be ascertained to be limited in which case sound metal 2 inches or more beyond each end of the crack need not be removed.

Rule 7. Specifications [and Tests of] for Welding Materials.

- 7.1 Structural steel shall conform to A.S.T.M. Specifications A-7-36 or A-9-36.
- [7.2 Filler metal (electrodes or welding rods) shall conform to all requirements of A.S.T.M. Specifications A205-37.T and the Borough Superintendent may accept certified test results from a reputable manufacturer that tests have been made in conformance with these specifications.]
- 7.2 **FILLER METAL.**
- 7.2.1—All gas welding rods shall conform to one of the classifications established by the Specifications for Iron and Steel Gas-Welding Rods, 1946 editions, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A251-46T; AWS designation A5.2-46T), and shall be suitable for the conditions of intended use. C26-324.0 (a) of the Administrative Code.
- 7.2.2—All mild steel electrodes shall conform to one of the classifications established by the Specifications for Mild Steel Arc-Welding Electrodes, 1948 edition, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A233-48T; AWS designation A5.1-48T), and shall be suitable for the conditions of intended use. C26-324.0(b) of the Administrative Code.
- 7.2.3—All electrodes for welding of steels covered by Section C26-323.0 of the Administrative Code shall conform to one of the appropriate classifications established by the Specifications for Low-Alloy Steel Arc-Welding Electrodes, 1948 edition, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A316-48T; AWS designation A5.5-48T), or the Specifications for Corrosion-Resisting Chromium and Chromium-Nickel Steel Welding Electrodes, 1948 edition, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A298-48T; AWS designation A5.4-48T) and shall be suitable for the conditions of intended use. C26-324.0(c) of the Administrative Code.

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[Rule 8. Gas Cutting of Structural Steel.]

[C26-526.0 (a) to (g) of the Administrative Code (8.6.3.2.1-7 inc.).]

[8.1 Contractors desiring to do gas cutting shall be required to satisfy the Borough Superintendent as to their ability to produce satisfactory gas cuts.]

[8.1.1 Gas cutting shall be done by one experienced in this work and under the continual supervision, as provided in 9.1.]

Rule 8. OXYGEN CUTTING OF STRUCTURAL STEEL.

8.1 USE OF OXYGEN CUTTING TORCH. C26-526.0(a) to (g) of the Administrative Code.

8.1.1—COMPETENCE TO USE OXYGEN CUTTING TORCH. Contractors desiring to do oxygen cutting shall satisfy the superintendent as to their ability to produce satisfactory oxygen cuts.

[8.2 Gas cutting on any member while it is carrying stress is prohibited (except for detail cutting to correct minor fabricating errors where the removal of metal resulting from such detail cutting would leave unimpaired the required strength of the members to be cut).]

[8.2.1 Any field cutting of structural members to provide openings or to remove portions of flanges shall not be done, unless provided for in the design.]

8.1.2—OXYGEN CUTTING OF STRUCTURAL STEEL WHILE CARRYING STRESS. It shall be unlawful to do oxygen cutting on any member while it is carrying stress, except for detail cutting to correct minor fabricating errors where the removal of metal resulting from such detail cutting would leave unimpaired the required strength of the members to be cut.

[8.3 Gas cut edges shall be smooth and regular in contour.]

8.1.3—OXYGEN CUT EDGES. Oxygen cut edges shall be smooth and regular in contour.

[8.4 Gas cutting may be used in the preparation of base metal parts for welding provided the edges are thoroughly cleaned after cutting so as to expose clean steel.]

8.1.4—OXYGEN CUTTING IN PREPARATION FOR WELDING. Oxygen cutting may be used in the preparation of base metal parts for welding provided the edges are thoroughly cleaned after cutting so as to expose clean steel.

[8.5 Gas cutting to replace the milling of surfaces is prohibited.]

8.1.5—MILLING OF SURFACES BY OXYGEN CUTTING. It shall be unlawful to do oxygen cutting to replace the milling of surfaces.

[8.6 Gas cutting of holes in a member designed without provision therefor is prohibited.]

8.1.6—OXYGEN CUTTING OF UNDESIGNED HOLES. It shall be unlawful to do oxygen cutting of holes in a member designed without provision therefor.

[8.7 The radii of reentrant gas cut fillets shall be as large as possible and at least one inch. To determine the net area of members so cut, one-eighth inch shall be deducted from gas cut edges.]

8.1.7—RADIUS & AREA OF RE-ENTRANT OXYGEN CUT FILLETS. The radii of re-entrant oxygen-cut fillets shall be as large as possible and at least one inch. To determine the net area of members so cut, $\frac{1}{8}$ of an inch shall be deducted from the oxygen cut edges.

Rule 9. Supervision and Inspection.

9.1 Any welding to be done on a structure or any part thereof shall be performed under the supervision of a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect or licensed engineer. Such agency shall be acceptable to the Borough Superintendent.

9.1.1 The Borough Superintendent may, in the case of minor welding operations, including stairs and fire escapes, waive the requirements for inspection by a testing agency or inspection agency, if in his judgment such inspection may be adequately made by an inspector of welding employed regularly in the Department of Housing and Buildings.

9.2 The agency as provided for in 9.1 shall take adequate means to assure that the preparing, oxygen cutting, assembling and welding of the joints of the structure conform to the design and that the resulting structure is free from deficiencies and injurious defects. He shall keep and submit daily to the licensed architect or licensed professional engineer responsible for the work adequate records of the progress of the work, of difficulties experienced, and of his decision of acceptance and rejection. His records shall allocate a definite and personal responsibility for his acceptance of every weld as to size, location, type of filler metal used and quality of workmanship, and shall evidence that no weld called for in the design has been omitted. He shall require that each welder stamp his identification symbol on his work, and the inspector after inspecting each weld shall do likewise.

9.2.1 He shall inspect for defects and irregularities, plate cracks adjacent to or behind welds, crater cracks or cracks in the weld metal.

9.2.2 He shall gauge all welds for deficiency of throat or other critical cross-section.

9.2.3 He shall carefully observe and reject undercutting, overlap or lack of fusion at edges of weld, lack of penetration, or porosity, location of craters, size and shape of bead, and order occasional chipping to determine penetration and correct all or any irregularities of workmanship contrary to the design.

9.3 The contractor who is to do welding shall be approved by the Borough Superintendent. He shall submit to the Borough Superintendent a statement that the work will be done in accordance with these rules and the Administrative Code and shall include in such statement, the detailed procedure he proposes to follow, which shall include the following:

That each welder or group of welders shall be under the continual supervision of an experienced foreman.

That only welders qualified under these rules be employed. Each welder shall exhibit, when required, his Certificate of Qualification.

That each welder shall be provided with proper gauges to check his work.

That the foreman shall be able to read blueprints and shall lay out and allocate the work each welder is to perform and he shall carefully observe the burn-off of the electrode; the fusion, and penetration of crater; the formation of the bead; and the sound of the arc.

That only the base metal and filler metal conforming to the job specifications and these rules be used.

That the welding equipment furnished shall have proper characteristics to allow good work. That whenever deemed necessary by the Borough Superintendent, such tests of the finished welds, shall be made as required by him.

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Rule 10. Workmanship on Welded Structures.

- 10.1 The quality of welds permitted under this title shall conform to the requirements of Section 2, Design of Welded Connections, and Section 4, Workmanship of the Standard Code for Arc and Gas Welding in Building Construction, 1946 edition, of the American Welding Society. C26-381.0(c) of the Administrative Code.
- 10.2 The arrangement of the joints to be welded shall be such as to enable the [operator] welder to have an unobstructed view of the surfaces to be welded at all times during the welding operation. (formerly 10.1)
- [10.2 Welds found deficient in dimensions, but not in quality may be enlarged by additional welding. Where a deficient weld renders the weld inaccessible or has caused new conditions which would make reinforcement dangerous or ineffectual, the weld shall be removed and original conditions restored or in lieu thereof a revised design, correcting this condition shall be submitted to the Borough Superintendent. Any weld found deficient in quality, size or made contrary to the requirements of these rules shall be removed by chipping or melting and shall be remade. The weld metal shall be removed throughout its depth to clean base metal. A cracked weld shall be removed throughout its entire length.]
- [The cutting or chipping of a weld shall not extend into the base metal. In removing welds, care shall be taken not to burn or otherwise injure the base metal and after melting the exposed base metal shall be cleaned by chipping and wire brushing.]
- 10.3 Welds found deficient in dimensions, but not in quality may be enlarged by additional welding. Where a deficient weld renders the weld inaccessible or has caused new conditions which would make reinforcement dangerous or ineffectual, the weld shall be removed and original conditions restored or in lieu thereof a revised design, correcting this condition, shall be submitted to the Borough Superintendent.
- In removing defective parts of a weld, the gouging, chipping or grinding, shall not extend into the base metal any substantial amount beyond the depth of weld penetration unless cracks or other defects exist in the base metal.
- 10.4 All complete-penetration butt welds, except when produced with the aid of a backing or welded from both sides in square-edge material not more than 5/16 inch thick with root opening not less than one-half the thickness of the thinner part joined, shall have the root of the initial layer gouged or chipped out on the back side before welding is started from that side. Butt welds made with the use of a backing of the same material as the base metal shall have the weld metal thoroughly fused with the backing. Backing strips may be removed by means of oxygen cutting, after welding is completed, provided the weld surface is left flush or slightly convex with full throat thickness.
- 10.5 To insure soundness, the ends of butt welds carrying stresses approaching the maximum allowable working stress shall be extended past the edges of the parts joined, by means of short extension bars providing a similar joint preparation and having a width not less than the thickness of the thicker part joined. If extension bars are removed upon completion of the weld, the ends of the weld shall be smooth and flush with the edges of the abutting parts. Where

the metal is not more than 3/4 inch in thickness, the extension bars may be omitted if the ends of the butt weld are chipped or cut down to solid metal, and side welds are applied to fill out the ends to the same reinforcement as the faces of the weld.

[10.3 TACK-WELDS. In making tack-welds, the same precautions should be observed as when starting welds. Where a designed weld will later be made over the tack-weld, the tack-weld shall be made with the same care as required for designed welds.]

[Whenever tack-welds are located where a designed weld will later be made, they shall be made according to the foregoing requirements. When encountered in the final welding operation, they shall be thoroughly fused in with the final weld. Tack-weld should be thickest at the center and should taper at both ends for convenience in carrying the regular weld over the tack-weld (see Fig. 19).]

10.6 Tack welds located where the final welds will later be made shall be subject to the same quality requirements as the final welds. Where tack welds are encountered in the final welding, they shall be cleaned and fused thoroughly with the final weld. Defective, cracked or broken tack welds shall be removed before final welding.

10.7 Surfaces to be welded shall be free from mill scale, rust, paint or other foreign matter. A thin coat of linseed oil or its equivalent over the surfaces to be welded need not be removed. These provisions shall apply to new structures and where new steel is to be welded to steel in any existing structure.

Structural steel shall not be painted on any areas where shop or field welding is to be performed except that a coat of linseed oil without pigment may be used for temporary protection. However, structural members which have been painted, may be welded, provided that the paint is completely removed from the areas to be welded. Parts which are welded in the shop, to be erected by bolts or rivets, shall receive the usual painting if any is required after the shop welding is finished. Parts to be field welded shall receive a coat of linseed oil after shop work is completed, and after erection and field welding, they shall be given two coats of acceptable metal protection if painting is required. C26-522.0 of the Administrative Code (8.6.2.10). (formerly 10.4)

10.8 Where rivets are under load there shall be no welding at the connections between structural members so riveted unless precautions are taken to prevent loss of tension of rivet in a manner approved by the Borough Superintendent. (See [3.11.5] 3.9.5. (formerly 10.5)

10.9 In assembling and during welding the component parts of a built up member shall be held by sufficient clamps or other adequate means shall be employed for temporary fastening the members together and bracing the framework until the joints are welded. This shall consist of erection bolts or positive devices impairing sufficient strength and stiffness to resist all temporary weights and lateral forces, including wind.

For all welded structures, erection bolts, or equivalent means shall be employed for temporarily supporting the members, and existing loads, and for insuring proper alignment.

The temporary support of girders carrying columns or other heavy loads shall be made rigid by such means as shall be designed by the licensed architect or licensed professional engineer in charge and approved by the Borough Superintendent.

In tier building erection, members shall not be erected more than two tiers, or more than one-column

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length above any column connections yet unwelded. (formerly 10.6)

10.10 The welder shall be protected by adequate covering against high winds, rain, snow or sleet.

Where there is an accumulation of water, ice or snow in the joint to be welded, same shall be removed and the joint made dry before welding.

[No welding shall be done where the prevailing atmospheric temperature is below 25 degrees Fahrenheit unless the base metal at the starting point of the weld shall be pre-heated, nor in any case where the prevailing atmospheric temperature is below zero.]

No welding shall be done when the temperature of the base metal is below 0°F. At temperatures between 32° and 0°F, the surface of all areas within three inches of the point where a weld is to be started, shall be heated to a temperature at least warm to the hand before welding is started.

Rule 11. Metal Chimneys, Tanks, Stairs and Fire-Escapes.

Metal Chimneys, Tanks, Stairs and Fire-Escapes and all material entering into their construction, when welded, shall conform to these Rules.

11.1 Stairs and fire-escapes shall be considered as light structural steel and where shop welded, shall have attached thereto a tag or label, affixed by the standard Testing Agency, to the effect that these Rules have been complied with.

Rule 12. Welding Symbols.

12.1 To provide for uniformity when plans are filed with the Borough Superintendent, welding shall be designated by symbols conforming to the Standard Welding Symbols of the American Welding Society as given in Figure 9.

ARC AND GAS WELDING SYMBOLS									
TYPE OF WELD									
BEAD	FILLET	GROOVE				PLUG & SLOT	FIELD WELD	WELD ALL AROUND	FLUSH
LOCATION OF WELDS									
ARROW (OR NEAR) SIDE OF JOINT		OTHER (OR FAR) SIDE OF JOINT		BOTH SIDES OF JOINT					
SEE NOTE 5		INCLUDED ANGLE		SIZE INCREMENT		WELD ALL AROUND			
SIZE		ROOT OPENING		OFFSET IF STAGGERED		PITCH OF INCREMENTS			
FLUSH		SEE NOTE 5							

1. THE SIDE OF THE JOINT TO WHICH THE ARROW POINTS IS THE ARROW (OR NEAR) SIDE AND THE OPPOSITE SIDE OF THE JOINT IS THE OTHER (OR FAR) SIDE.
2. ARROW SIDE AND OTHER SIDE WELDS ARE SAME SIZE UNLESS OTHERWISE SHOWN.
3. SYMBOLS APPLY BETWEEN ABRUPT CHANGES IN DIRECTION OF JOINT OR AS DIMENSIONED. (EXCEPT WHERE ALL AROUND SYMBOL IS USED).
4. ALL WELDS ARE CONTINUOUS AND OF USER'S STANDARD PROPORTIONS, UNLESS OTHERWISE SHOWN
5. TAIL OF ARROW USED FOR SPECIFICATION REFERENCE (TAIL MAY BE OMITTED WHEN REFERENCE NOT USED.)
E. G. "C. A."—AUTOMATIC SHIELDED CARBON ARC
"S. A."—AUTOMATIC SUBMERGED ARC.
6. IN JOINTS IN WHICH ONE MEMBER ONLY IS TO BE GROOVED, ARROW POINTS TO THAT MEMBER.
7. DIMENSIONS OF WELD SIZES, INCREMENT LENGTHS, AND SPACINGS, IN INCHES.

Fig. 9. Legend for Use on Drawings Specifying Arc and Gas Welding.

[APPENDIX.]

[The following is not to be considered as part of the Rules for Fusion Welding and Gas Cutting, but is printed for general information only:]

Note: I and II of the Appendix are to be omitted in their entirety.

[I. Weld Symbols.]

To provide for uniformity when plans are filed with the Borough Superintendent symbols for fusion welding and a method of showing them on drawings shall be shown in Figure 1.]

[II. Sizes, Chemical Composition and Tests of Filler Metal.]

[Standard sizes of filler metal are as follows: 1/16, 3/32, 1/8, 5/32, 3/16, 7/32, 1/4, 5/16 and 3/8 in. in diameter. In the case of coated or covered filler metal, the standard sizes refer to the diameter of the core wire.]

[TABLE 1.—TENSILE REQUIREMENTS FOR DEPOSITED METAL.]

[CHEMICAL COMPOSITION.]
[The filler metal shall be capable of depositing metal conforming to the following requirements as to chemical composition:

Phosphorus, max., per cent 0.04

Sulfur, max., per cent 0.04]

[CHEMICAL ANALYSIS.]

[For arc-welding electrodes, the sample for analysis shall be prepared as follows: A specimen of standard base metal (see Table 1) of sufficient size, shall be prepared, and a pad of five superimposed layers of arc metal deposited thereon. The fifth or top layer shall be ground or machined away and discarded. The fourth layer shall be carefully milled off and used for the analysis specified.]

[For gas-welding rods, the sample for analysis may be prepared as described in preceding paragraphs, except that three layers shall be considered sufficient and the top layer used for the analysis, or analysis may be made of the welding rod. In the latter case, ten rods shall be selected at random from the lot, and milled in such manner as to represent the entire cross-section.]

[TEST SPECIMENS.]

[ALL WELD METAL TENSION TESTS. The deposited metal shall conform to the minimum tensile properties specified in Table 1.]

[SPECIMENS (Test).]

[From each lot of each size of filler metal, a sufficient number of electrodes or welding rods shall be selected at random and a deposited metal specimen prepared. The specimen shall be prepared in accordance with its proposed use.]

[For 1/16, 3/32 and 1/8 in. filler metal, a plate 3/8 in. in thickness shall be prepared as illustrated in Fig. 5 and the sub-size all-weld tension specimen prepared as shown.]

[See Fig. 5]

[For 5/32 in. and larger sizes of filler metal, a plate 3/4 in. in thickness shall be prepared as illustrated in Fig. 6 and the tension specimen prepared as shown.]

[Test plates shall be so supported that warping due to welding shall not throw the finished test plate out of line by an angle of over 5 deg. If plates are warped, they shall be straightened cold before being stress-relieved where required.]

[SPECIAL TESTS. The Borough Superintendent or his representative may require such additional standard tests as will properly develop the strength of the filler metal.]

[RETESTS. If any tension test specimen fails, additional test plates shall be prepared at the direction of the inspector.]

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[ELECTRODES FOR MANUAL WELDING. In the case of coated or covered electrodes for manual welding, about 1 in. of the electrode shall be bare or free from coating at the one end for making contact with the holder. The arc end shall be sufficiently bare to permit easy striking of the arc, but the length of the bare portion of the arc end, measured from the end to the point where the full cross-section of the coating obtains, shall not exceed one nominal diameter.]

[PREPARATION OF FILLER METAL.]

[Uncoated filler metal and the core of coated or covered filler metal shall be of uniform quality free from injurious segregation, oxides, pipe, seams or other irregularities.]

[On coated or covered filler metal, the coatings and coverings shall be such that they are not readily damaged by ordinary handling and shall be of commercially uniform thickness and shall present a workmanlike appearance. Coatings and coverings shall be free from injurious scabs, blisters, abnormal pockmarks, bruises or other surface defects.]

[The surface of gas-welding rods and bare electrodes shall be smooth and free from harmful scale, oil, or grease and shall be plain or copper finished, as specified.]

[Cross-sectional dimensions shall not vary from that specified by more than 3 per cent.]

[REQUIREMENTS FOR ARC WELDS]

Note: III and IV of the APPENDIX are to be omitted in their entirety.

[III. Bare and Lightly Coated Electrodes.]

[WELDING ARC. Unsound weld, insufficient penetration and overlap in general resulting from improper arc length and amount of current and incorrect rate of travel, are prohibited. The characteristics of these different conditions are illustrated in Figs. 7 and 8.]

[DEPTH OF CRATER. The depth of arc crater should not be less than 1/16 in. (see Fig. 8).]

[FIG. 8]

[LENGTH OF ARC. In manual metal arc-welding, proper fusion, penetration and soundness of weld shall be secured by using as short an arc as can be maintained for each form of weld. A typical example of proper arc length for given thickness of base metal and for a 3/8-in. fillet weld is shown in Fig. 9. When properly manipulated, the arc will throw a steady shower of small sparks, and (in the case of bare electrodes) will be accompanied by a regular, crackling, snappy sound with fractional intervals less than

[FIG. 9]

one-half second between explosions. With a given current, the length of arc depends upon the arc voltage which should not exceed 20 volts.]

[CURRENT. The amount of current shall be such as will best suit the arrangement and the thickness of the base metals to be joined. Sizes and current values shall conform to those given in Table 2. In special cases other approved sizes and currents may be specified, when permitted by the Borough Superintendent. The current and voltage used shall be measured by suitable meters, either mounted on the arc welding machine panel, or portable, for use at the point of welding. Allowance shall be made for line drop where the meters are not adjacent to the point of welding.]

[Table 2—Current Values and Sizes of Bare and Lightly Coated Electrodes for Various Sizes of Welds]

Size of Weld In.	Minimum Number of Layers	Electrodes and Current Values
1/4	1	In all these cases use either 5/32-in. electrodes with 160-180 amps., or 3/16-in. electrodes with 180-225 amps.
3/8	1	
1/2	2	
5/8	2	
3/4	3	

[MANUAL OPERATION OF ARC. The arc shall be started by drawing a long arc momentarily to preheat base metal before deposition of filler material to insure thorough fusion at start of weld or it shall be started moving a short arc rapidly back and forward over a limited area at start.]

[In case of a long weld where more than one electrode is used, the arc shall be re-started about 1/4 in. to 3/8 in. ahead of the crater, going back over the crater to properly fill it and keep a uniform contour, thus insuring proper pre-heating as in start of weld.]

[On single layer welds the arc shall progress with either a straight forward motion or an oscillatory motion depending on size of joint to be filled to bring it up to proper contour and insure proper fusion in root zone.]

[In multi-layer welding the first layer shall be deposited by moving the arc in a straight forward motion to secure proper fusion in the root zone, while subsequent layers shall be deposited with an oscillatory motion to build up the weld to the proper contour. The first layer shall be made with an electrode small enough to get through penetration at the root zone.]

[Each layer shall be thoroughly cleaned by brushing or chipping to remove all excess scale and oxides before depositing succeeding layers. The surface of each layer shall be reasonably smooth and uniform in contour.]

[IV. Heavily Coated Electrodes.]

[WELDING PROCEDURE. In making welds with heavily coated electrodes the procedure recommended by the manufacturer of the electrodes being used shall be followed, but if such instructions are not available, the procedures given below shall be followed.]

[CURRENT. The amount of current shall be such as will best suit the arrangement and the thickness of the base metal to be joined. The current ranges in Fig. 10 are given as a guide in selecting the best operating conditions for various electrode sizes and plate thickness for flat, vertical and overhead welding. In special cases, other approved sizes and amounts of current may be specified. The current and voltage used shall be measured by suitable meters, either mounted on the arc welding panel, or portable, for use at the point of welding. Allowance shall be made for line drop where the meters are not adjacent to the point of welding.]

[Current Values and Sizes of Heavily Coated Electrodes for Various Plate Thicknesses for Manually Welded Operations.]

[FIG. 10]

[WELDING PROCEDURE FOR FLAT BUTT WELDS. In making butt welds on bevel joints, weave the electrode from one side of the joint to the other. This weaving may not be necessary on the first pass. These oscillations shall be regulated so that the weld metal fuses into the side walls without directing the arc against the walls. This shall be accomplished by pointing the electrode downward and allowing the outer edges of the arc to play lightly on the walls. A stay shall be made long enough on the turns to insure complete fusion into the side walls.

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The travel speed shall be regulated to limit the thickness of the layer per pass to not more than $\frac{1}{8}$ in.]

[WELDING PROCEDURE FOR VERTICAL AND OVERHEAD BUTT WELDS. One eighth ($\frac{1}{8}$)-in. and $\frac{5}{32}$ -in. diameter electrodes should be used in the vertical and overhead welding positions, but the $\frac{3}{16}$ -in. diameter may be used in vertical welding when necessary.]

[Vertical welds shall be made by welding upward. The first pass should be started by oscillating or weaving the electrode from side to side (Fig. 11A) to produce a weld metal bridge across the "V." Then the arc is to be moved rapidly upward for $\frac{1}{2}$ to $\frac{3}{4}$ in. along the bottom of the "V" (Fig. 11B) drawing a long arc (about 30 volts), and then back down to the crater again (Fig. 11C), shortening the arc to its previous length. The movement up and down should require about $\frac{1}{3}$ sec. and should be easily accomplished with a bending action of the wrist. Its purpose is to allow the molten metal in the pool to solidify and to preheat the plates ahead of the crater.]

[Vertical Butt Weld—First Layer.]

[FIG. 11]

[The above cycle of operation shall be repeated all the way up, each time depositing a thin layer of metal on top of the preceding layer. The travel speed on the first pass shall be regulated to limit the deposit to the equivalent of about a $\frac{1}{4}$ -in. fillet weld. On succeeding passes, the thickness shall not exceed $\frac{1}{8}$ or $\frac{5}{32}$ in. The successive passes shall be made by this up and down technique or by successive horizontal weaving.]

[If, in making the second and succeeding passes, a procedure similar to that of the first pass shall be used, the motion (Fig. 12) to be across the pool or shelf, then upward and back at one side of the "V," then across the shelf to the other side, and up and back to the shelf again. The up and down motions shall be done rapidly, lengthening the arc while doing so. If the procedure of weaving straight across is used, it shall be similar to the above except that the up and down motion at each end of the shelf is eliminated.]

[Vertical Butt Weld—Second Layer.]

[FIG. 12]

[For overhead butt welds, the procedure shall be the same as that previously described for vertical welds. The electrode shall be pointed upward and sometimes leaning slightly forward as shown in Fig. 13. A shelf on which to work shall be deposited at the start and the cycles of operation shall be the same as those for vertical welding.]

[Overhead Butt Weld.]

[FIG. 13]

[WELDING PROCEDURE FOR FLAT AND OVERHEAD FILLET WELDS. For light fillet welds ($\frac{1}{4}$ in. or less) and the first pass of multiple pass welds, the electrode shall be moved only in the direction of travel. The second and successive passes or heavy single-pass welds ($\frac{3}{8}$ in. for example) shall be made by weaving the electrode in a plane making an angle of about 30 degrees with the underside of the plate, as shown in Fig. 14. The solid line represents actual welding. The dotted line represents an upward skip done in about $\frac{1}{3}$ sec.]

[WELDING PROCEDURE FOR VERTICAL FILLET WELDS. Vertical fillet welds shall be made in the same manner as vertical butt welds.]

[WELDING PROCEDURE FOR MULTI-LAYER FILLET WELDS IN ANY POSITION. In certain cases fillet welds in sizes up to $\frac{3}{8}$ in. may be made in a single pass by holding the electrode at a suitable angle and moving it along at a uniform rate. Where the fillet weld

[Overhead Fillet Weld.]

[FIG. 14]

requires more than one layer, the second and subsequent layers shall be deposited as a complete spread over the previously deposited metal or in two or more parts as shown in Fig. 15.]

[Flat, Vertical, or Overhead Fillet Weld.]

[FIG. 15]

APPENDIX I. REQUIREMENTS FOR ARC AND GAS WELDS.

Technique of Arc Welding.

Manual arc welding shall conform to the following requirements:

Arc length, voltage and amperage shall be suited to the thickness of material, type of groove and other circumstances attending the work.

The electrode manipulation during welding shall be such as to insure that: (1) the base metal is in a fused state when the filler metal makes contact with it; (2) the weld metal does not overflow upon any unfused base metal; (3) the base metal is not undercut along the weld edges; (4) the flowing metal floats slag, oxides and gas bubbles to the surface behind the advancing pool. In case any of these requirements be unattainable by manipulation, the current shall be adjusted or the electrode size changed.

The maximum permitted size of electrode shall be $\frac{3}{16}$ inch, except that for horizontal fillet welds it may be $\frac{1}{4}$ inch, and, in flat position welding, for the passes following a root pass it may be $\frac{5}{16}$ inch.

The maximum thickness of weld metal that may be built up behind the advancing arc shall be $\frac{1}{8}$ inch, except that a root pass of a butt weld may be $\frac{1}{4}$ inch, and except that a single pass fillet weld, or the root pass of a multi-pass fillet weld, may be made up to the maximum size permitted in the next paragraph.

The maximum size of fillet weld that may be made in one pass shall be $\frac{5}{16}$ inch, except that, for vertical welds made upward the maximum size made in one pass shall be $\frac{1}{2}$ inch.

Each time the arc is started the electrode travel shall be delayed until base metal fusion at the starting point is assured. At the completion of a pass, the electrode travel shall be delayed sufficiently to fill the arc crater.

After every interruption of the arc except at completion of a pass, the arc shall be restarted ahead of the previous deposit and then moved back to fill the crater; or such alternative technique shall be used as will equally well insure complete filling of the crater, complete fusion between the new and old deposits and the base metal at the point of junction, and complete resultant continuity of weld.

Before welding over previously deposited weld metal, all traces of slag shall be removed from the deposit, by chipping if necessary, and the deposit and adjoining base metal shall be wire-brushed until clean at all points. This requirement shall apply not only to successive layers, but also to successive beads and to the overlapping area wherever a junction is made on starting a new electrode, but it shall not apply to the making of plug and slot welds deposited in the flat position.

In making plug and slot welds the metal may be deposited by a continuous manipulation of the electrodes which will keep the slag molten and floating on the top of the pool. The technique used shall be one which will insure the deposition of sound weld metal free from any slag inclusions and shrinkage cracks.

NOTE. V of the APPENDIX is to be omitted in its entirety.

[V. Requirements for Gas Welds.]

WELDING FLAME. Torches may be either single or multiple flame. The adjustment of the welding flame shall be the same as used in the qualification tests.]

[The size of the inner cone or inner cones shall be regulated for varying thicknesses of base metal so that the

PUBLIC HEARING

proper amount of heat and flame condition is obtainable to properly perform the welding operation. The criterion for welding flame regulation is that the inner cone or inner cones should be of a size and character which produce sufficient heat to maintain the welding puddle in a quiet molten state, and to cause fusion of the welding puddle with the base metal.]

[The orifice of the welding tip shall be kept clean at all times during the welding operation so that the regular and symmetrical inner cone or cones can be maintained.]

[WELDING ROD. The size of the welding rod to be used shall be such that the rod shall be of sufficient diameter to maintain the welding puddle in a quiet molten state.]

[STARTING WELDS. In starting a weld, the base metal shall be heated to a dull red for a distance of from 1 to 2 in. along the joint so that the point of welding can be brought to the fusion temperature evenly before welding rod is added. If the weld is stopped for any reason, the same precautions should be observed upon restarting.]

[WELDING TECHNIQUE—GENERAL. The welding torch and welding rod shall be manipulated so as to maintain a definite puddle of molten weld metal without overheating either the base metal or deposited metal. The end of the welding rod shall be kept within the limits of the puddle at all times, particular care being taken not to disturb the rear edge of the puddle which might cause slag on the surface to become entrapped in the weld metal. In manipulating the flame, the tip of the inner cone shall preferably not touch either base metal, puddle or welding rod.]

[Either backhand or forehand technique may be employed. The various positions of welding rod and flame with respect to each other in backhand and forehand techniques are illustrated in Figs. 16 and 17.]

[In carrying the puddle forward, the base metal surfaces just in advance of the puddle shall be prepared for fusion with the puddle by melting sufficient surface metal to remove oxides and expose sound base metal. In some cases this depth of melting may be 1/32 in. or less. Manipulation of the rod and flame in controlling the puddle shall be such that at no time is molten metal from the puddle permitted to flow ahead until this melting has occurred.]

[For welding in positions other than flat, it shall be permissible to carry a fairly shallow puddle for convenience in controlling it. When using backhand technique, this shall be done by distributing the molten metal in the puddle

[FIG. 16]

[Position of Rod and Flame in Backhand Technique.]
[Fillet Weld—Flat Position.]
[Butt Weld—Flat Position.]
[Fillet or Butt Weld—Vertical Position.]
[Fillet or Butt Weld—Horizontal Position.]

[FIG. 17]

[Positions of Rod and Flame in Forehand Technique.]
[Fillet Weld—Flat Position.]
[Butt Weld—Flat Position.]

with the end of the welding rod, providing the puddle is kept sufficiently molten so that surface oxides do not become entrapped in the weld.]

[FILLET WELDS. When fillet welding in the flat position, there is a tendency for the top plate to melt before the bottom plate. This shall be avoided by pointing the flame more against the lower plate as shown in Figs. 16 and 17. It is essential that fusion be secured at the inside corner or root of the joint, the welding rod and inner cone shall be manipulated so this result will be secured. If desired, the welding rod may be stirred lightly, well within the bounds of the puddle, to maintain a shallow puddle and distribute the molten metal so as to obtain readily welds of proper size and shape.]

[BUTT WELDS. When butt welding in the flat position, manipulation of rod and inner cone shall be such that the bottom of the vee is fused together at the same time but

in advance of the upper walls of the vee so that the weight of the puddle does not cause molten metal to sag inside the joint. Where spacing of the joint exceeds 1/6 in., it is allowable to weld the bottom of the vee together in a separate operation, 1/2 in. to 1 in. at one time ahead of the principal point of welding.]

[MULTI-LAYER WELDING. Multiple layer welding may be used in place of single layer welding for all positions of welding and thicknesses of metal, but especially for welds of larger size. The criterion shall be the size of puddle that can most effectively be carried by the welder for the particular position of welding. If the completion of a weld in one layer requires a puddle larger than indicated by this criterion, two or more layers shall be made.]

[The layers of the weld may be made continuously for the full length, or the welding may be done by the "step" method illustrated in Fig. 18.]

[FIG. 18]

["Step" Method of Multi-Layer Welding.]

[Sequence of "Step" Welds Shown by Numbers.]
Technique of Gas Welding

(a) The welding flame shall be either neutral or slightly reducing, as appropriate for the work.

The size of the inner cone or cones shall be regulated to suit the thickness of base metal, the criterion being heat production at a rate which maintains a quiet pool of molten metal and causes fusion of the filler metal with both base metal parts. The orifice of the welding tip shall be clean at all times.

(b) The size of welding rod shall be suited to the base metal thickness, the size of the pool of molten metal to be maintained, and the size of the inner cone or inner cones of the welding flame or flames, the criterion for correct welding-rod size being that it permits maintaining a welding pool of the required size in a quiet molten state.

(c) When starting a weld, the base metal shall be heated to a dull red for a distance of 1 to 2 inches along the joint before filler metal is added. Whenever welding is interrupted, this preheating shall be repeated before resuming addition of filler metal.

(d) The welding torch and the welding rod shall be manipulated in such manner as to maintain a pool of molten weld metal, without concentrating the heat sufficiently to burn or otherwise injure the base metal or weld metal. The end of the welding rod shall be kept within the pool of molten metal at all times during welding. Special care shall be exercised to avoid disturbance of the rear edge of the pool and thereby to avoid slag becoming entrapped in the molten metal.

Either backhand or forehand technique may be employed. The weld shall be formed by advancing the welding rod and flame and thereby advancing the pool of molten metal and allowing the metal at the rear end of the pool to freeze progressively. The flame shall be alternately advanced and retracted in such manner as to preheat the base metal surfaces ahead of the advancing pool of metal to a state of surface fusion. The manipulation shall be such as to prevent the pool from overflowing the base metal which has not yet melted at its surface.

When welding in vertical and overhead positions the pool of molten metal shall not be so deep as to flow out of bounds or overflow upon unfused base metal. However, special care shall be exercised to maintain the pool in a sufficiently liquid state to avoid entrapping surface oxides or slag in the weld metal.

(e) When making fillet welds in the horizontal position, the flame shall be directed more against the horizontal face than against the vertical face. The welding rod and flame shall be manipulated so as to assure thorough fusion at the root.

(f) When making butt welds in the flat position, the welding rod and flame shall be manipulated in such manner that the base metal at the root is fused slightly in advance

PUBLIC HEARING

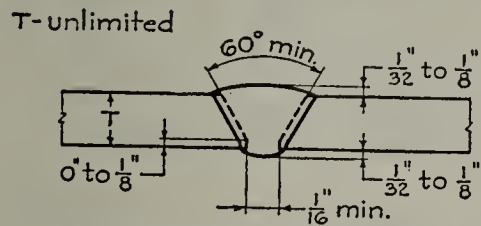
of the higher portions of the walls, in order that the pool of molten metal shall not overflow into the root in advance of where the base metal is fused.

(g) No limit is prescribed for the thickness of weld which may be formed in one layer, except that the welder shall not carry a deeper pool of molten metal than he can effectively control. A weld larger than can be formed with effective control of the pool at all times shall be made in two or more layers.

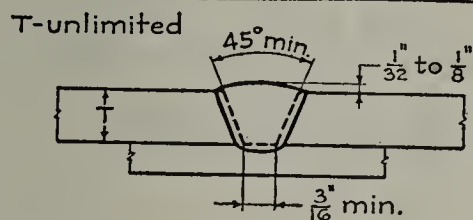
(h) In multilayer welding, the several layers may be made successively, completing each layer before starting the next, or may be made by the "step" method. When the "step" method is employed, the length of each step need only be sufficient to provide a solid foundation of weld metal for the superimposed layer, except that if annealing of the underlying layers is desired, the length of each step shall be sufficient so that the starting end thereof will cool to at least a black heat before metal is deposited thereon.

[VI. Illustrations of Butt and Fillet Welds.]

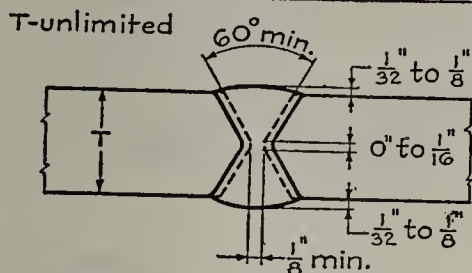
Note: VI of the APPENDIX is to be omitted in its entirety.



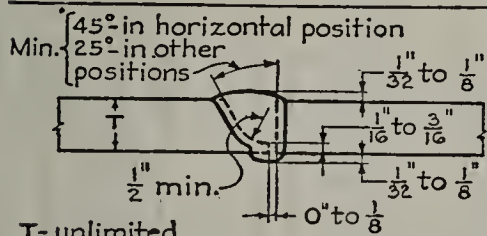
SINGLE-V BUTT JOINT
WELDED BOTH SIDES



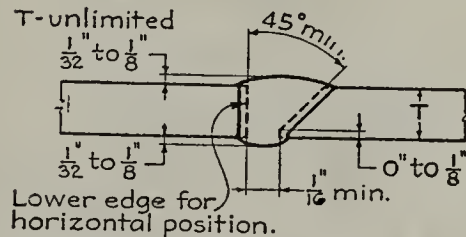
SINGLE-V BUTT JOINT, WELDED
ONE SIDE ON BACKING STRUCTURE



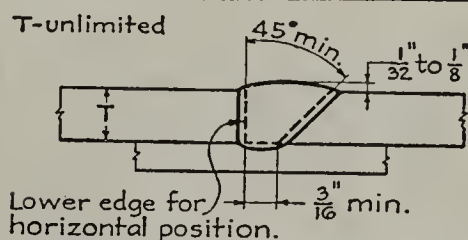
DOUBLE-V BUTT JOINT



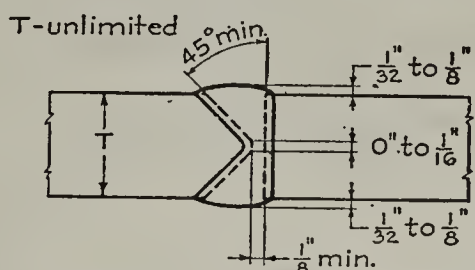
SINGLE-J BUTT JOINT
WELDED BOTH SIDES



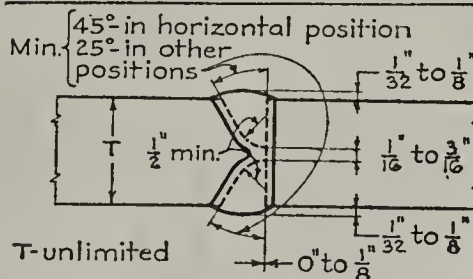
SINGLE BEVEL BUTT JOINT
WELDED BOTH SIDES



SINGLE BEVEL BUTT JOINT, WELDED
ONE SIDE ON BACKING STRUCTURE



DOUBLE BEVEL BUTT JOINT



DOUBLE-J BUTT JOINT

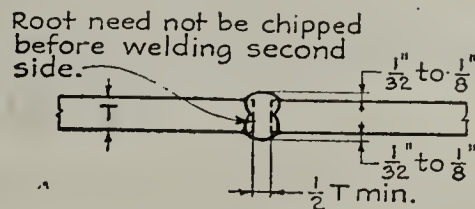
[FIG. 20]

[Single Bevel Butt Weld.]
[Right Fillet Weld.]

[FIG. 21]

[Single-V Butt Weld.]
[Oblique Fillet Weld.]

APPENDIX II. ILLUSTRATIONS OF ACCEPTABLE BUTT AND FILLET WELDED JOINTS.



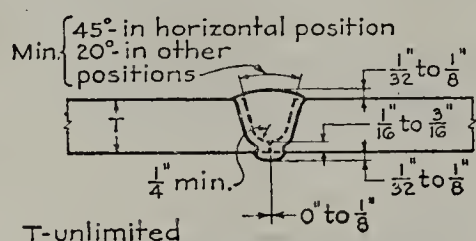
OPEN SQUARE-BUTT JOINT
WELDED BOTH SIDES

PAID

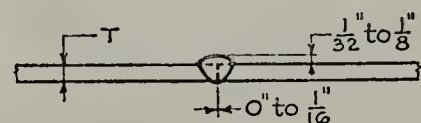
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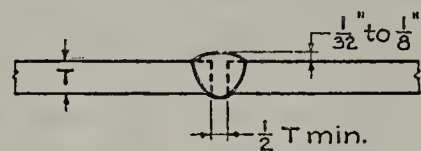


SINGLE-U BUTT JOINT
WELDED BOTH SIDES



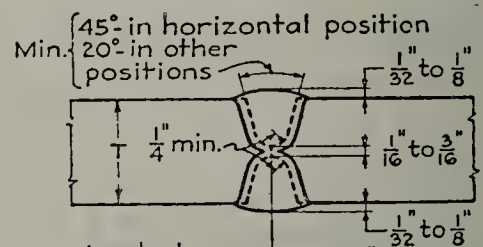
Effective Throat Thickness = $\frac{1}{2}T$
Max. T = $\frac{1}{8}$ "

SQUARE-BUTT JOINT
WELDED ONE SIDE

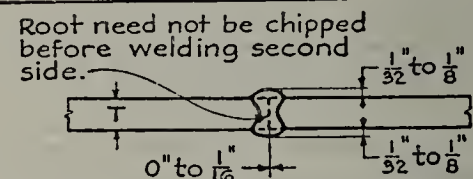


Effective Throat Thickness = $\frac{3}{4}T$
Max. T = $\frac{1}{4}$ "

OPEN SQUARE-BUTT JOINT
WELDED ONE SIDE

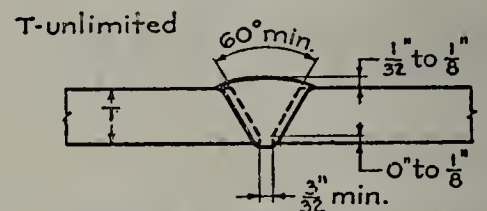


DOUBLE-U BUTT JOINT



Effective Throat Thickness = $\frac{3}{4}T$
Max. T = $\frac{1}{4}$ "

SQUARE-BUTT JOINT
WELDED BOTH SIDES



Effective Throat Thickness = $\frac{3}{4}T$

SINGLE-V BUTT JOINT
WELDED ONE SIDE

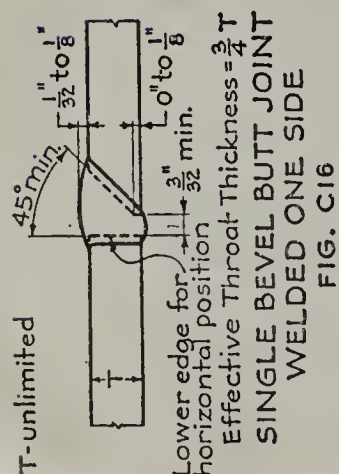
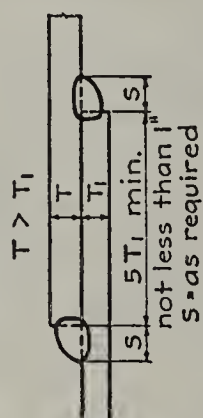


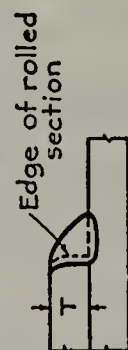
FIG. C16



DOUBLE FILLET WELDED
LAP JOINT



Max. Effective Fillet = $T/16$



Max. Effective Fillet = $\frac{3}{4}T$



Max. Effective Fillet = T

EDGE FILLET WELDS

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BULLETIN

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CITY OF NEW YORK

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No. 36

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Tuesdays at 10 a. m. to 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
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HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

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TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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Notice of Public Hearing on Proposed Revision of Rules
for Arc and Gas Welding and Oxygen Cutting, Cover-
ing the Specifications for Design, Fabrication and In-
spection of Arc and Gas Welded Structures and the
Qualifications of Welders and Supervisors.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

CALENDAR

RULES

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

SEPTEMBER 14, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 14, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

20-43-BZ

APPLICANT—George H. Cohn, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises.

757-53-BZ

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five cars on first and second floors, to office, storage of paper stock and twine on first floor, and manufacture of paper boxes and storage of paper stock on second floor.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

Laid over from June 8, 1954, to September 14, 1954, at request of applicant. Applicant to notify property owners in affected area by registered mail within two weeks of adjourned date.

758-53-A

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Concord Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

218-54-BZ

APPLICANT—Ingram S. Carner, for Rosalie Krenkel and Louis Mintz, owners.

SUBJECT—Application March 30, 1954—(decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (automatic), storage and sale of accessories and the parking of motor vehicles waiting to be serviced, with an entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—5401-5427 Flatlands avenue and 1187-1197 East 54th street, northeast corner, Block 7780, Lots 9, 14 and 15, Borough of Brooklyn.

Laid over from July 13, 1954, to September 14, 1954, at request of attorney for objectors; no further requests for adjournments.

131-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station and store, to include lubricatorium, car wash, motor vehicle repair shop, store and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

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Laid over from July 7, 1954, to July 20, 1954, for inspection and decision without further argument; then to September 14, 1954, applicant to file revised plans.

132-54-A

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—filed pursuant to section 35, General City Law re premises in bed of proposed widening of Parsons boulevard and 20th avenue.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district portion of a lot located in a residence and unrestricted use, A area district the erection and maintenance of an additional building, using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision without further argument; hearing closed; then to September 14, 1954, for further consideration by the Board and decision; hearing previously closed.

95-54-BZ

APPLICANT—Bishop G. Polizoides, for Sophie Polis, owner.

SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the erection and maintenance of a two family dwelling without the required set back.

PREMISES AFFECTED—111-04 38th avenue, southeast corner of 111th street, Block 1783, Lot 11, Corona, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision; hearing closed; then to September 14, 1954, for decision after applicant has filed revised plan, as suggested.

211-54-BZ

APPLICANT—A. David Rosen, for Henry Bender, owner (George J. Caron and Harry Taylor, lessees).

SUBJECT—Application March 23, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the erection and maintenance of an automobile laundry (automatic), conducted as the principal business of establishment.

PREMISES AFFECTED—36-32 21st street, west side, 123.04 ft. north of 37th avenue, and 36-31 14th street, Block 349, Lot 5, Long Island City, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision; hearing closed; then to September 14, 1954, at 10 A.M. for applicant to file revised plans.

755-53-BZ

APPLICANT—Nathaniel C. Saxe, for Ruby Goldenberg, owner.

SUBJECT—Application October 22, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—31-50 Seagirt avenue and 178 Beach 32nd street, southeast corner (Block 300, Lot 1), Edgemere, Borough of Queens.

Laid over from June 15, 1954, for inspection and decision; date to be set. The applicant has amended the basis of his application to read Section 7, Subdivision h instead of Section 7, Subdivision e; then set for July 27, 1954; then to September 14, 1954, for applicant to file revised plans.

225-36-BZ—Vol. II

APPLICANT—Lamb and Lamb, for The North American Holding Corp., owner.

SUBJECT—Application reopened March 9, 1954, as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district for a term of twenty years, the use of part of the first floor as stores, in existing class A multiple dwelling.

PREMISES AFFECTED—1188 Grand Concourse and 180-188 East 167th street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

Laid over for inspection and decision; hearing closed; date for decision to be set; and then set for July 27, 1954; then to September 14, 1954, for further consideration.

189-49-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner (Cities Service Oil Company, lessee).

SUBJECT—Application reopened September 22, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station and accessory building to include lubritorium, car washing, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—6571 Broadway, northwest corner of West 260th street, Block 3423N, Lot 1059, Borough of The Bronx.

Laid over from June 29, 1954, for inspection and decision; hearing closed; date for decision to be set; then set for July 27, 1954; then to September 14, 1954, for the applicant to file revised plans.

480-24-BZ—Vol. II

APPLICANT—Jack Oxenhandler, for Lena Oxenhandler, owner (Bell Service Station, lessee).

SUBJECT—Application reopened May 11, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7h and 7i of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension in area of existing gasoline service station to include lubritorium, auto laundry, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1925-1931 Broadway and 2018-2032 Eastern parkway extension, northeast corner, Block 3472, Lot 106, Borough of Brooklyn.

641-30-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Alhen Holding Corp., owner.

SUBJECT—Application reopened February 17, 1953 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the extension in use and area of existing gasoline service station, to be used as a lubritorium, non automatic car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—207-06 Hillside avenue and 88-01 to 8809 207th street, southeast corner, Block 10582, Lot 1, Hollis, Borough of Queens.

441-51-BZ—Vol. II

APPLICANT—Lama, proskauer and Prober, for Joseph Coscia, owner.

SUBJECT—Application reopened January 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution to permit in a residence use, C area district, the alteration and extension of existing building, using more than the area permitted and without the required rear yard, and to permit the change of use from storage garage for more than five motor vehicles, and auto repair shop to storage garage for more than five motor vehicles, auto repair shop, lubrication, car washing and office on first floor and storage garage on second floor.

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PREMISES AFFECTED—353-367 91st street, north side, 154 ft. 8 $\frac{5}{8}$ in. west of 4th avenue, Block 6081, Lots 77, 78 and 79, Borough of Brooklyn.

181-41-BZ—Vol. II

APPLICANT—Jerome Voletsky, for Jacques Galef, owner (Jacob Goldstein, lessee).

SUBJECT—Application reopened July 27, 1954 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—302-308 East 34th street, south side, 80 ft. east of 2nd avenue, Block 939, Lots 55-58, Borough of Manhattan.

478-53-BZ

APPLICANT—Joseph Amaru, for James Muro and Edward Muro, owners.

SUBJECT—Application June 18, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the maintenance of motor vehicle repair shop (including body and fender work), to existing gasoline service station, non storage garage for more than five motor vehicles, lubritorium, and car washing.

PREMISES AFFECTED—46-01 108th street, southeast corner of 46th avenue, Block 2002, Lot 1, Corona, Borough of Queens.

190-54-BZ

APPLICANT—Henry Nordheim, for Felix and Sadie Itkin and 415 Sound View Avenue, Inc., owners.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the extension to existing laundry, using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—415-421 Sound View avenue, west side, 10.91 ft. north of Underhill avenue and 416 Leland avenue, Block 3498, Lots 30, 31 and 32, Borough of The Bronx.

220-51-BZ—Vol. II

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application reopened July 8, 1952 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district, the proposed building and the change in occupancy from gasoline oil selling station and the parking and storage of more than five motor vehicles, to gasoline service station, accessory building to include store, utility room, lubritorium, auto-washing, motor vehicle repairs, storage and sale of accessories and to permit the existing parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neill avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

534-52-A

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application June 19, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neil avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

294-54-BZ

APPLICANT—Ingram S. Carner, for Shellrock Realty Corp., owner.

SUBJECT—Application April 13, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and unrestricted use district, the conversion of existing theatre and stores to factory and retail stores.

PREMISES AFFECTED—136-16 to 136-20 Farmers boulevard, west side, 104.76 ft. south of Garrett street, Block 12529, Lot 6, St. Albans, Borough of Queens.

295-54-A

APPLICANT—Ingram S. Carner, for Shellrock Realty Corp., owner.

SUBJECT—Application April 13, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—136-16 to 136-20 Farmers boulevard, west side, 104.76 ft. south of Garrett street, 2nd floor; Block 12529, Lot 6, St. Albans, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 14, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 14, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

249-54-A

APPLICANT—Loft Candy Corp., owner.

SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—38-38 9th street, northwest corner of 40th avenue (Block 476, Lot 1), Long Island City, Borough of Queens.

931-50-A

APPLICANT—Keogh, Brennan and Maged, for Cunningham Oaks, Inc., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—215-04, 215-06, 215-10 and 215-12 69th avenue, 69-05, 69-07, 69-09 to 69-17, 69-19 to 69-27 215th street; 69-04, 69-06, 69-08 to 69-16, 69-18 to 69-26 Bell boulevard (Block 7638, Lot 12); 69-11 to 69-51 213th street, 69-04, 69-06, 69-30 to 69-36 215th street; 214-12 and 214-14 69th avenue; 213-05 to 213-29, 214-03, 214-05, 214-09, 214-11 73rd avenue (Block 7636, Lot 7); 210-06 to 210-22, 211-02 to 211-20, 212-02 to 212-16, 213-12 to 213-30, 214-06, 214-08 69th avenue; 210-05 to 210-25, 211-01 to 211-21, 212-01 to 212-21 73rd avenue; 69-05, 69-07, 69-15 to 69-53 210th street; 69-04, 69-06, 69-10 to 69-44, 69-48, 69-50 213th street (Block 7633, Lot 1), Bayside, Borough of Queens.

324-52-A

APPLICANT—Keogh, Brennan and Maged, for Alley Park Housing Corp., owner.

SUBJECT—Application April 23, 1952—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—61-51 to 61-53 Springfield boulevard; 221-52 to 221-78 Horace Harding boulevard; 221-07 to 221-29 64th avenue; 61-20 to 61-78 223rd place; 61-02 to 61-16 224th street (Block 7644, Lot 2); 61-19 to 61-69 and 64-01 to 64-71 223rd place; 61-22 to 61-52 and 64-02 to 64-40 224th street; 223-01 to 223-63 65th avenue (Block 7558, Lot 2); 224-47 to 224-65 67th avenue; 64-03 to 64-39 and 65-27 to 65-57 224th street; 224-02 to 224-64th avenue and 65-01 to 65-25 65th avenue (Block 7660, Lot 2), Bayside, Borough of Queens.

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

CALENDAR

OWNERS OF PREMISES—Rudolph and Bertha Pollak,
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N.B. 567-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julis DeMasi and Florence Lociceio.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Dominick W. Ciminiello.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.

PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Anthony M. and Sarah Capuano.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Cono and Nancy Giardina.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglia, Jr.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rhersen and Beatrice Kaufman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 573-52 (constructed not in accordance with approved plans).

PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Henry and Dorothy Kurtz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11507-52 issued re N.B. 574-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Manuel and Theresa Molines.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Arthur and Julia Sussman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benjamin and Helen Katz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Max Kanak.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

702-53-A

APPLICANT—Ferdinand Savignano, for 176 Grand St. Corp., owner.

SUBJECT—Application September 4, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—176-180 Grand street, north side, 24 ft. 9 in. east of Market place, Block 471, Lot 25, Borough of Manhattan.

394-54-A

APPLICANT—Irving Kudroff, for Gertrude Parkas and Ida G. Levine, owners.

SUBJECT—Application May 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—249-253 William street and 7-

CALENDAR

11 New Chambers street, northwest corner, Block 119, Lots 37 and 38, Borough of Manhattan.

335-54-A

APPLICANT—Brook Refrigerating Co., Inc., for New York Central Railroad, owner.

SUBJECT—Application March 31, 1954—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—529-533 Westchester avenue, north side, 190 ft. east of Brook avenue, Block 2359, Lot 1, Borough of The Bronx.

524-54-A

APPLICANT—H. G. Meinke, for Consolidated Edison Co., of New York, Inc., owner.

SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—135-169 John street, north side, from Gold street to Hudson avenue, Block 12, Lot 1, Borough of Brooklyn.

894-53-A

APPLICANT—Ervin Palmer, for Daspal Realty Corp., owner.

SUBJECT—Appeal filed December 10, 1953 from an order of the fire commissioner and decisions of the borough superintendent.

PREMISES AFFECTED—34 West 13th street, south side, 395 ft. east of Avenue of the Americas, Block 576, Lot 22, Borough of Manhattan.

910-53-A

APPLICANT—Leonard F. Rothkrug and Arnold W. Lederer, for Congregation Ahavath Achim (Woodruff Avenue Temple), owner.

SUBJECT—Application December 24, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—151-153 Woodruff avenue, north side, 145 ft. 7½ in. east of Ocean avenue (Block 5054, Lot 62), Borough of Brooklyn.

778-39-A—Vol. IV

APPLICANT—James E. McKillop, for Oak-Cal Realty Corp., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. IV—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—114-126 Green street, south side, 270 ft. east of Franklin street, Block 2522, part of Lots 16, 18 and 22, Borough of Brooklyn.

549-53-A

APPLICANT—B. & B. Cleaners and Tailors, Inc., owner.

SUBJECT—Application July 16, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—198-10 Linden boulevard, south side, 280 ft. east of 198th street, Block 12619, Lot 5, St. Albans, Borough of Queens.

543-53-A

APPLICANT—Pathway Optical Manufacturing Corp., lessee, for Madeira Mercantile Corp., owner.

SUBJECT—Application July 9, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—718 Broadway, east side, 250 ft. north of East 4th street, Block 545, Lot 11; 11th floor, Borough of Manhattan.

156-54-A

APPLICANT—Lee Schoen, for Eugene Schoen and Sons (Amalgamated Laundry Workers Health Center, Inc., owner).

SUBJECT—Application February 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—222-230 East 34th street, south side, 275 ft. east of 3rd avenue, Block 914, Lots 45-49, Borough of Manhattan.

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.

SUBJECT—Application March 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

247-52-A—Vol. II

APPLICANT—H. E. Horwood, for Webster-Hutton Co., owner (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened January 12, 1954 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—3200 Jerome avenue and 15 Van Cortlandt Park east, northeast corner, Block 3323, Lot 36, Borough of The Bronx.

341-54-A

APPLICANT—Joseph Lau, for Elaine McCrea, owner.

SUBJECT—Application (Restored to the docket 9/20/54) filed pursuant to Sec. 310 of the MDL for variation of the requirements of Sec. 27 subdivision 2(b) of the Multiple Dwelling Law as to minimum dimensions of yard; and variation of section 102 subdivision 6(j) and sections 103, 104 and 105 of the MDL as to exits.

PREMISES AFFECTED—297 10th avenue and 501-503 West 27th street, northwest corner, Block 699, Lot 30, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 17, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, September 17, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

1-38-SR

Proposed Revision of Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 21, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 21, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

1446-39-BZ—Vol. III

APPLICANT—A. H. Salkowitz, for North Shore Building Co., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service and selling station, lubricatorium, motor vehicle repairs and office, with a curb cut nearer the residence use district than is permitted and to permit the erection of a sign and sign standard above level of first story and projecting beyond the building line; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—34-67 Francis Lewis boulevard, northeast corner of 35th avenue, Block 6077, Lot 43, White-stone, Borough of Queens.

Laid over from July 20, 1954, to September 21, 1954, for further inspection and decision without further argument; hearing closed.

541-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Rusello, owner.

SUBJECT—Application reopened March 9, 1954 as Vol. II—re (decision of the borough superintendent) under sec-

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tions 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district the combining of two buildings at rear of site into one building to be used as a motor vehicle repair shop, body and fender work, incidental paint and spray work; and to permit the erection and maintenance on the front of the site of a gasoline service station; lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—9001-9011 4th avenue and 402-414 90th street, southeast corner, Block 6082, Lot 6, Borough of Brooklyn.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision without further argument; hearing closed.

814-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis Giancarulo, Dominick Bartenope, G. Carlino Inc., owners.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the demolition of all buildings on the plot and the reconstruction and extension of existing gasoline service station on lot 41 to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—94-102 4th avenue and 589-597 Warren street, northwest corner, Block 395, Lots 37-41 inclusive and Lot 43, Borough of Brooklyn.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed.

147-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruckner Boulevard Leasing Corp., owner.

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the maintenance of existing legal high speed (automatic) auto laundry and to permit the erection and maintenance, for a term of fifteen years of a gasoline service station, lubritorium, motor vehicle repairs, storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—482-504 Utica avenue, west side, from Midwood street to Maple street, 842-850 Maple street and 861-871 Midwood street, Block 4589, Lot 95, Borough of Brooklyn.

Laid over from July 20, 1954, to September 21, 1954, at request of objectors' representative; no further request for adjournment.

202-54-BZ

APPLICANT—Patrick D. Concagh, for Fannie DiLello, owner.

SUBJECT—Application March 18, 1954—(decision of the borough superintendent) under sections 7a, 7c and 7e of the zoning resolution, to permit in a residence use district the extension of accessory building on existing gasoline service station, lubritorium, car wash, motor vehicle repairs and office, to be used for lubritorium and car wash (non automatic).

PREMISES AFFECTED—3020 Eastchester road, east side, 150.06 ft. north of Adea avenue, Block 4766, Lots 43 and 46, Borough of The Bronx.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed.

269-54-BZ

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the extension to existing synagogue and community building

using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—109-25 to 109-27 114th street, east side, 212.5 ft. south of 109th avenue, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed.

270-54-A

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—109-25 to 109-27 114th street, east side, 212.5 ft. south of 109th avenue, 1st floor, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

332-54-BZ

APPLICANT—Wechsler and Schimmenti, for 842 Broadway Associates, owner.

SUBJECT—Application April 23, 1954—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business and retail use district the change in occupancy of part of first floor and part of cellar to garage for more than five motor vehicles, by the construction of a ramp and new doors.

PREMISES AFFECTED—842-846 Broadway, northeast corner of East 13th street and 140-150 4th avenue, Block 565, Lot 21, Borough of Manhattan.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed.

375-54-BZ

APPLICANT—Charles C. Weinstein, for Salvator Mol-fetta, owner.

SUBJECT—Application May 11, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district the erection and maintenance of a storage garage, presently used for parking of our trucks on part of plot.

PREMISES AFFECTED—2841 Bruckner boulevard, northeast corner of Quincy avenue, Block 5306, Lots 103, 104, 107, 109 and 110, Borough of The Bronx.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision without further argument; hearing closed.

741-49-BZ—Vol. II

APPLICANT—Michael Dellacona, for Michael and John Dellacona, owners (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened April 28, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail use district, the extension to accessory building on existing gasoline service station, and the addition of two gasoline storage (550 gal.) tanks.

PREMISES AFFECTED—241-15 Hillside avenue, northwest corner of 252nd street, Block 7909, Lot 1, Bellerose, Borough of Queens.

89-51-BZ—Vol. II

APPLICANT—Charles M. Spindler and Joseph C. Haus, for Celestina Vastano, owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit for a term of fifteen years in a residence use, D area district, the erection and maintenance of a structure to be used as a freight transfer terminal, using more than the area permitted; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—218-228 Hamilton avenue and 690-692 Hicks street, southwest corner and 33-43 Luqueer street, Block 513, Lots 29, 33 and 35, Borough of Brooklyn.

435-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Emil

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Grolimund, Elizabeth Bischoff and Frieda Finkelstein, owners.

SUBJECT—Application reopened June 16, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—169-02 to 169-10 (official 169-04) Union turnpike and 80-01 to 80-09 169th street, southeast corner, Block 7020, Lot 1, Flushing, Borough of Queens.

139-53-BZ

APPLICANT—Leonard F. Rothkrug, for P. J. Construction Corp., owner.

SUBJECT—Application February 27, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage, nearer to side and rear lot lines than is permitted.

PREMISES AFFECTED—110-40 Jewel avenue, south side, 200 ft. west of 112th street, Block 2231, Lot 26, Forest Hills, Borough of Queens.

199-54-BZ

APPLICANT—M. Martin Elkind, for Arthur I. Kraft, owner.

SUBJECT—Application March 16, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (retail stores).

PREMISES AFFECTED—61-27 to 61-43 Main street and 142-02 61st road, southeast corner, Block 6412, Lot 1, Flushing, Borough of Queens.

224-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Belzer Corp., owner.

SUBJECT—Application April 1, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a kiddie park, pony track, zoo area and office; and to permit the parking of patrons cars (no fee to be charged).

PREMISES AFFECTED—1904-1914 Linden boulevard and 788-852 Sheffield avenue, southwest corner, 463-485 Stanley avenue and 801-847 Georgia avenue, entire block, Block 4345, Lot 6, Borough of Brooklyn.

343-54-BZ

APPLICANT—Patrick D. Concagh, for Paris Realty Corp., owner.

SUBJECT—Application May 3, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—367-369 East 154th street, north side, 100 ft. east of Courtland avenue, Block 2401, Lots 35 and 36, Borough of The Bronx.

359-54-BZ

APPLICANT—Charles M. Spindler, for Muller Brothers Holding Corp., owner.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit the extension of storage warehouse located in the business use district portion, to extend into the residence use portion, using more than area permitted in a D area district, and to permit a business entrance nearer the residence use district than is permitted to proposed extension of parking and storage of motor vehicles.

PREMISES AFFECTED—101-08 to 101-28 Queens boule-

vard and 101-21 to 101-33 67th drive, southwest corner, Block 3171, Lot 28, Forest Hills, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 21, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 21, 1954*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

393-54-A

APPLICANT—J. T. Kelleher, borough superintendent.

OWNERS OF PREMISES—Thomas J. and Margaret White.

SUBJECT—Application May 18, 1954—re Revocation of Certificate of Occupancy Q87507, issued February 24, 1953, re N. B. 5106-52.

PREMISES AFFECTED—150-29 116th street, east side, 98.63 ft. north of North Conduit avenue, Block 11839, Lot 22, Ozone Park, Borough of Queens.

154-52-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Jamco Realty Co., owner (J. A. Melnick Co. Inc., lessee).

SUBJECT—Application reopened July 7, 1954 as Vol. II—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—129 51st street, north side, 206 ft. 8 in. west of 2nd avenue and 138-164 50th street, Block 788, Lot 25, Borough of Brooklyn.

552-54-A

APPLICANT—Charles N. and Selig Whinston, for Louis Katz and Henry Hirsch, owners.

SUBJECT—Application June 29, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—42 East 69th street, south side, 150 ft. west of Park avenue, Block 1383, Lot 43, Borough of Manhattan.

690-53-A

APPLICANT—Julius Chomsky, for Certified Properties, Inc., owner.

SUBJECT—Application reopened June 2, 1954 and restored to docket—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—202 East 12th street, south side, 84 ft. east of 3rd avenue, Block 467, Lot 10, Borough of Manhattan.

704-40-A—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for Murray A. Davis, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—12-14 Hauson road, northeast corner of Beach 13th street, Block 118, Lot 28, Far Rockaway, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 28, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 28, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

108-32-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner (Jack Curtin, lessee).

SUBJECT—Application reopened May 18, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension of accessory building on existing gasoline service station, to include lubritorium, car wash, motor vehicle repairs, storage

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and sale of accessories and office, sale of used cars, and the parking and storage of more than five motor vehicles.
PREMISES AFFECTED—2950-2958 Webster avenue and 401-411 Bedford Park boulevard, northeast corner, Block 3274, Lot 1, Borough of The Bronx.

168-49-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station including lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1441 Westchester avenue, northeast corner of Bronx River avenue, Block 3770, Lot 83, Borough of The Bronx.

790-53-BZ

APPLICANT—William A. Giesen, for Richard Griffin, owner.

SUBJECT—Application October 30, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension in use and area of an existing gasoline service station to include gasoline and oil selling station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories, store and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6161-6199 Broadway, southwest corner of West 251st street, Block 3415, Lots 1182, 1186 and 1187, Borough of The Bronx.

96-54-BZ

APPLICANT—Lawrence M. Rothman, for Louis Tamerlis, and F. L. and George H. Haase, owners.

SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and unrestricted use district, the parking and storage of motor vehicles, with a curb cut in the residence use portion of plot.

PREMISES AFFECTED—683 East 140th street, south side, 92.2 ft. west of Jackson avenue, Block 2568, Lots 14-17, Borough of The Bronx.

108-54-BZ

APPLICANT—Wechsler and Schimmenti for M. Goldstein, owner (Long Island Structural Steel, lessee).

SUBJECT—Application February 15, 1954—(decision of the borough superintendent) under section 19A(h3) of the zoning resolution, to permit in an unrestricted use district, an entrance and exit to off street loading berth, nearer to the intersection than is permitted.

PREMISES AFFECTED—1215 East Bay avenue, northwest corner of Casanova street, Block 2771, Lot 138, Borough of The Bronx.

172-54-BZ

APPLICANT—Kenneth W. Milnes, for Thomas M. Crowe, owner.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a retail use district, the reconstruction of existing gasoline service station to include, gasoline service station, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—2000 Victory boulevard, southwest corner of Perry avenue, Block 723, Lot 9, West Brighton, Borough of Richmond.

186-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Vercon Holding Corp., owner.

SUBJECT—Application March 8, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—19-17 to 19-31 Francis Lewis boulevard (19-25 official) and 160-01 to 160-13 Willets Point boulevard, northwest corner, Block 4758, Lot 125, Flushing, Borough of Queens.

251-54-BZ

APPLICANT—John F. Fitzsimons, for William H. Mosebach and Mildred Mosebach, owners.

SUBJECT—Application April 9, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district, the change of occupancy from one family dwelling to two family dwelling.

PREMISES AFFECTED—23-31 Nellis street, northeast side, 96.98 ft. northwest of Williamson avenue, Block 12713, Lot 11, Springfield Gardens, Borough of Queens.

281-54-BZ

APPLICANT—Paul Friedman, for Alice Price, owner.

SUBJECT—Application April 19, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—166-11 Northern boulevard, northwest corner of 167th street, Block 5341, Lot 1, Flushing, Borough of Queens.

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owners.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, for a term of fifteen years, the erection and maintenance of stores, auto show-room, gasoline service station, car-wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading and the parking of patrons' cars.

PREMISES AFFECTED—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road, Block 6666, Lot 1, Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 28, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 28, 1954, at 2 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:*

778-53-A

APPLICANT—John T. Kelleher, borough superintendent. Borough of Queens.

OWNERS OF PREMISES—Herman Haken and H. L. Kreuscher.

SUBJECT—Application October 30, 1953—Revocation of Certificate of Occupancy #Q91444 issued 9/14/53.

PREMISES AFFECTED—106-01 Merrick boulevard, southeast corner of 106th avenue, Block 10237, Lot 5, Jamaica, Borough of Queens.

296-54-A

APPLICANT—Patrick D. Concagh, for Waldorf Astoria Hotel Corp., owner.

RULES

RULES FOR THE TESTING AND USE OF BLENDED CEMENTS

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS, AUGUST 2, 1940. EFFECTIVE, IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, AUGUST 26, 1940.

(584-39-SR)

Authority:

Pursuant to the Authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, Charter of the City of New York, and C26-189.0, Administrative Building Code (2.2.1.1), and C26-312.0, paragraph c, subdivision 2, Administrative Building Code (7.1.1.7.3) reading: "Nothing herein contained shall be construed to prohibit the use of cements of other types which are approved by the board and are used in accordance with rules of the board governing their use."

1.0 Scope.

1.1 The intent of these rules is to provide a basis for the use of blended cements other than Portland Cement. Subject to the restrictions in the approval of the Board as to each brand, such blended cements may be used as substitutes for Portland Cement on an equivalent weight basis where Portland Cement is permitted.

2.0 Blended Cements.

2.1 Blended cements shall include an intimately interground mixture of approved Portland Cement with natural or artificial products composed of silica and alumina, which shall be mixed with Portland Cement in limited proportions, (except as may be otherwise provided for in the Administrative Code) and which will react in the presence of water to form a hydraulic cement.

2.2 Admixtures to Portland Cement shall have a previous record of satisfactory experience.

2.3 These rules shall not be applicable to harmless materials used as coloring, waterproofing, plasticizing, and freezing preventatives when used as admixtures to Portland Cement in quantities not in excess of 1%.

3.0 Manufacture and quality of Blended Cements.

3.1 A flow sheet in duplicate showing the process of manufacture and blending shall be filed with the Board as part of any application for approval which shall include the origin and the amount of materials used and proof as to quality and uniformity.

4.0 Available supply of raw materials.

4.1 Evidence shall be filed with the Board showing the potential supply of raw material available to the manufacture.

5.0 Fineness.

5.1 The specific surface shall be not less than 1800 sq. cm. per gram, as determined by methods of test described in A.S.T.M. specifications C115-38T.

5.2 The residue shall not exceed 15% by weight on a No. 325 standard sieve.

6.0 Soundness.

6.1 A pat of neat cement of normal consistency shall be subjected to tests for soundness by the methods outlined in A.S.T.M. specifications C77-36, and when

so tested it shall show no signs of distortion, cracking, checking or disintegration when subjected to the steam test, nor shall the expansion of the pat be greater than 5mm, when molded in Le Chatelier tongs and stored in a standard moist closet for 24 hours.

6.2 In addition to these requirements, the expansion of three 1" x 1" x 10" bars of neat cement of normal consistency when subjected to the Autoclave test, A.S.T.M. tentative method, shall not have an expansion in excess of 0.75%.

7.0 Time of set.

7.1 Time of setting shall be determined by test described in A.S.T.M. Specification C77-36, and the mortar so tested shall not develop initial set in less than one hour and final set in more than 10 hours, as tested with Vicat or Gillmore needle.

8.0 Compressive strength for normal blended cements.

8.1 The average compressive strength of five 2-inch mortar cubes composed of one part of blended cement and 2.75 parts graded Ottawa sand by weight shall be not less than the following:

Age at Test	Storage of Cubes	*Compressive Strength
7 days	1 day in moist air, 6 days in water	2200 lbs. sq. in.
28 days	1 day in moist air, 27 days in water	3500 lbs. sq. in.

*When tested in accordance with Fed. Spec. SS-C-158.

8.2 Tensile Strength.

The average tensile strength in lbs. sq. in. of not less than 5 mortar briquets composed of one part cement and 3 parts of Ottawa sand, by weight, shall be equal to or greater than the following:

Age at Test	Storage of Briquets	Tensile Strength Lbs. Sq. In.
3 days	1 day in moist air, 2 days in water	175
7 days	1 day in moist air, 6 days in water	275
28 days	1 day in moist air, 27 days in water	350

The average tensile strength of the mortar at 7 and 28 days shall be higher than that at 3 and 7 days respectively.

9.0 Blended cements having other properties.

9.1 When approval of the board is requested for the use of Blended Cements having high early strength, sulfate resistance or low heat of hydration, application shall be made to the board for additional tests to develop these properties.

PUBLIC HEARING

PROPOSED REVISION OF RULES FOR ARC AND GAS WELDING AND OXYGEN CUTTING, COVERING THE SPECIFICATIONS FOR DESIGN, FABRICATION AND INSPECTION OF ARC AND GAS WELDED STRUCTURES AND THE QUALIFICATIONS OF WELDERS AND SUPERVISORS

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday, September 17, 1954* at 10 A. M., in Room 1013, Municipal Building, Manhattan, on the Proposed Revision of Rules for Arc and Gas Welding and Oxygen Cutting.

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS FEBRUARY 25, 1938.

EFFECTIVE MARCH 21, 1938, AND AMENDED MAY 17, 1940, EFFECTIVE JUNE 10, 1940.

(Cal. No. 1-38-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and C26-514.0 of the Administrative Code (8.6.2.2).

NOTE—New matter in *italics*; old matter in brackets [] to be omitted. All old cuts have been omitted.

SECTIONS OF THE ADMINISTRATIVE CODE OF THE CITY OF NEW YORK, RELATING TO ARC AND GAS WELDING AND OXYGEN CUTTING

SECTIONS:

C26-15.1—Arc welding. A group of welding processes wherein coalescence is produced by heating with an electric arc or arcs, with or without the application of pressure and with or without the use of filler metal. Pressure as herein used refers to pressure necessary to the welding process.

C26-77.1—Gas welding. A group of welding processes where coalescence is produced by heating with a gas flame or flames, with or without the application of pressure and with or without the use of filler metal. Pressure as herein used refers to pressure necessary to the welding process.

C26-103.1—Oxygen cutting. A group of cutting processes wherein the severing of metal is effected by means of the chemical reaction of oxygen with the base metal at elevated temperatures. In the case of oxidation-resistant metals the reaction is facilitated by the use of a flux.

C26-129.0—Root of weld. The points as shown in cross-section at which the bottom of the weld intersects the base metal surfaces.

C26-158.0—Welds, butt, groove, fillet, length and dimensions of.

a) The term "butt weld" shall mean a weld in a butt joint. The term "groove weld" shall mean a weld made in the groove between two members to be joined. The size of a groove weld shall be expressed in terms of joint penetration or depth of chamfering plus the root penetration.

b) The term "fillet weld" shall mean a weld of approximately triangular cross-section joining two surfaces approximately at right angles to each other in a lap joint, tee joint, or corner joint. The size of an equal leg fillet weld shall be expressed in terms of leg length of the largest isosceles right-triangle which can be inscribed within the fillet-weld cross-section. The size of an unequal leg fillet-weld shall be expressed in terms of the leg lengths of the largest right-triangle which can be

inscribed within the fillet-weld cross-section.

c) The term "weld length" shall mean the unbroken length of the full cross-section of the weld exclusive of the length of any craters.

d) The term "weld dimensions" shall be expressed in terms of their size and length.

C26-209.0—Registration; certificate of qualification.

a) The superintendents of all five boroughs sitting as a body shall formulate rules for the examination of applicants for certificates of qualification as required under sections C26-211.0 through C26-213.0. Examinations in each borough shall be based on the rules so adopted.

b) The superintendent shall designate one or more competent persons of his department to conduct examinations, rate applicants and perform any other duties incidental thereto. The examiners for each class of certificate of qualification shall have had the experience, training and knowledge necessary properly to determine the fitness of the applicants for the performance of the duties for which such applicants seek certificates of qualification.

c) Certificates shall be issued to persons whose right to such certificates is established.

C26-211.0—Welders to be qualified.

a) It shall be unlawful for any person to perform welding work on any structural member of a structure without having obtained a certificate of qualification from the superintendent.

b) Before a certificate of qualification may be issued authorizing a person to perform welding work on any structural member of a structure, the person applying for such certificate shall have been qualified as provided in Subdivision b of Section C26-381.0. A certificate of qualification shall be issued to each applicant upon proof of his qualifications and upon the payment of a fee of \$5.00. The annual renewal fee shall be \$2.00.

c) No person shall be eligible for a certificate of qualification to perform welding work as provided in this section unless he is a citizen of the United States of America.

d) The superintendent may revoke or suspend the certificate of qualification of any person whose workmanship on any structural welding is such as to indicate incompetency or negligence which might endanger a structure or result in injury to any person.

C26-324.0—Filler metal.

a) All gas welding rods shall conform to one of the classifications established by the Specifications for Iron and Steel Gas Welding Rods, 1946 edition, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A251-46T; AWS designation A5.2-46T), and shall be suitable for the conditions of intended use.

b) All mild steel electrodes shall conform to one of the classifications established by the Specifications for Mild Steel Arc-Welding

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Electrodes, 1948 edition, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A233-48T; AWS designation A5.1-48T), and shall be suitable for the conditions of intended use.

- c) All electrodes for the welding of steels covered by section C26-323.0 shall conform to one of the appropriate classifications established by the Specification for Low-Alloy Steel Arc-Welding Electrodes, 1948 edition, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A316-48T; AWS designation A5.5-48T) or the Specifications for Corrosion-Resisting Chromium and Chromium-Nickel Steel Welding Electrodes, 1948 edition, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A298-48T; AWS designation A5.4-48) and shall be suitable for the conditions of intended use.

C26-368.0—(Subd. c-7) Welded joints in shear, tension and compression.

- a) Welded joints shall be so proportioned that the maximum stresses shall be less than the following amounts in pounds per square inch:
 - 1. Shear on section through the throat of a weld, or on the faying surface area of a plug or slot weld 13,500
 - 2. Tension on section through the throat of a butt weld 20,000
 - 3. Compression on section through the throat of a butt weld 20,000
- b) Maximum fiber stresses in butt welds, due to bending shall be not more than the maximum values allowed above for tension and compression, respectively.
The stress in a fillet weld shall be considered as shear on the throat for any direction of stress. Neither plug nor slot welds shall be assigned any value in resistance to stresses other than shear.

C26-381.0—Workmanship on welded structures.

- a) It shall be unlawful for any person to perform any structural welding work until such person has obtained from the examiners for welders, after examination and submission of evidence of experience and ability, a certificate attesting to his fitness for the performance of such work.
- b) Before the examiners for welders shall issue a certificate of qualification, the applicant shall pass the operator qualification tests prescribed in Part II, Operator Qualification of the Standard Qualification Procedure, 1941 edition, issued by the American Welding Society. Such qualification tests shall be conducted by the examiners for welders or their representatives, but in the discretion of the examiners for welders, documentary or other evidence or both to the effect that the applicant has passed the prescribed qualification tests, conducted by a standard testing laboratory may be accepted as satisfactory proof of such applicant's fitness to make structural welds.
- c) The quality of welds permitted under this title shall conform to the requirements of Section 2, Design of Welded Connections and Section 4, Workmanship of the Standard Code for Arc and Gas Welding in

Building Construction, 1946 edition, of the American Welding Society.

C26-514.0—Welding of structural steel. Fusion welding may be substituted for, or used in combination with, riveting or bolting to connect or assemble the component parts of steel beams, girders, lintels, trusses, columns and other structural steel used in building construction if done under rigid inspection and specification, in accordance with the rules of the board.

C26-515.0—(Subd. e-7) Eccentric loading of structural steel—welded joints.

- 7. In designing welded joints adequate provision shall be made for bending stresses due to eccentricity in the disposition or section of base metal parts.

C26-519.0—(Subd. f) Bearing and anchoring of steel joists.

- f. Where steel joists have a bearing on masonry or concrete, at least four inches of their length shall be on each such bearing and the joists shall be securely anchored to the masonry or concrete. When bearing on steel, steel joists shall have at least two and one-half inches of their length on each such bearing. The bearing stresses shall be within the allowable working stresses permitted in this title. All joists shall be anchored to supports so as to prevent dislodgment during erection, and they shall be bolted or welded to all steel supports except that in residence structures up to and including four stories in height, the joists may be anchored to steel supports with an anchor made of not less than a three-sixteenths inch bar fastened over the flange of the steel support. Any joists at the end of a panel shall be braced laterally by anchors or ties at each line of bridging.

C26-521.0—(Subds. b-e) Field riveted, bolted and welded connections.

- b) In structures in which the height is over one hundred feet and is more than two and one-half times the minimum horizontal dimension, and in structures one hundred feet or less in height in which the height is more than four times the minimum horizontal dimension, column splices and connections to columns shall be riveted or welded.
- c) In structures over one hundred twenty-five feet in height and in all structures of a special character, connections of beams and girders to columns, and beams and girders bracing columns shall be riveted or welded. Column splices in structures two hundred feet or more in height shall be riveted or welded. Column splices in tier structures less than two hundred feet high, except as provided in the preceding paragraph, may be bolted.
- d) All other field connections may be bolted, except that, in all structures, the connections for supports for running machinery or other moving loads shall be riveted or welded.
- e) Within existing structures steel work for alterations, or additions, except to the main structural framework, which do not affect existing column splices, connections and other riveted or welded work, may be bolted.

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C26-522.0—(Subds. d and e) Painting of structural steel.

- d) It shall be unlawful to paint structural steel parts before welding.
- e) Parts which are welded in the shop, to be erected by bolts or rivets, shall receive the usual painting if any is required after the shop welding is finished. Parts to be field welded shall receive a coat of linseed oil after shop work is completed, and after erection and field welding, they shall be given two coats of acceptable metal protection if painting is required.

C26-525.0—Oxygen cutting of structural steel permitted. Oxygen cutting may be employed in the fabrication of structural steel members or parts, used in building construction, in accordance with rules of the board.

C26-526.0—Use of oxygen cutting torch.

- a) Competence to use oxygen cutting torch. Contractors desiring to do oxygen cutting shall satisfy the superintendent as to their ability to produce satisfactory oxygen cuts.
- b) Oxygen cutting of structural steel while carrying stress. It shall be unlawful to do oxygen cutting on any member while it is carrying stress, except for detail cutting to correct minor fabricating errors where the removal of metal resulting from such detail cutting would leave unimpaired the required strength of the members to be cut.
- c) Oxygen cut edges. Oxygen cut edges shall be smooth and regular in contour.
- d) Oxygen cutting in preparation for welding. Oxygen cutting may be used in the preparation of base metal parts for welding provided the edges are thoroughly cleaned after cutting so as to expose clean steel.
- e) Milling of surfaces by oxygen cutting. It shall be unlawful to do oxygen cutting to replace the milling of surfaces.
- f) Oxygen cutting of undesigned holes. It shall be unlawful to do oxygen cutting of holes in a member designed without provisions therefor.
- g) Radius and area of re-entrant oxygen cut fillets. The radii of re-entrant oxygen cut fillets shall be as large as possible and at least one inch. To determine the net area of members so cut, one-eighth of an inch shall be deducted from the oxygen cut edges.

C26-844.0—(Subd. c-5) Elevator Repairs.

- c. Existing installations.
- 5. Ordinary repairs or replacements on existing installations may be made with parts of equivalent material and at least the equivalent in strength and design to those replaced, without complying with the provisions of this article. Damaged or defected parts shall be wholly or partly replaced in the discretion of the superintendent except that broken parts subject to bending, tension or torsional stress and parts upon which the support of the car depends shall not be welded.

C26-1254.0—Welding of plumbing joints and connections.

- a) Joints and connections for water or gas pipe made of brass, copper, black steel or black wrought iron or combination of these materials may be made by welding.
- b) It shall be unlawful to weld any galvanized pipe, cast iron pipe or drain, soil or vent pipe of any material.
- c) The electrodes, welding wire, and welding rods used in welding shall meet the requirements of C26-324.0. Welding shall be done

in accordance with the American (Welding Society Specifications, March 1, 1936) Standard Code for Pressure Piping B-21.1—1935. (As amended by L L 1940, No. 60, May 16th.)

SCOPE.

[These rules are supplementary and additional to the requirements for Fusion Welding as permitted under C26-514.0 of the Administrative Code (8.6.2.2) reading:

Fusion welding may be substituted for, or used in combination with, riveting or bolting to connect or assemble the component parts of steel beams, girders, lintels, trusses, columns and other structural steel used in building construction if done under rigid inspection and specification, in accordance with the rules of the Board. These Rules also apply to gas cutting.]

These rules are supplementary and additional to the requirements for Arc and Gas Welding as permitted under C26-514.0 of the Administrative Code (8.6.2.2) reading:

Arc and Gas Welding may be employed, either alone or in combination with riveting, bolting, or other connecting means permitted under this chapter for connecting to one another or assembling the component parts of steel beams, girders, lintels, trusses, columns and other structural steel members of buildings, or for connecting steel to wrought iron members of existing buildings, provided that such work be designed and executed in accordance with the provisions of this chapter and the rules of the Board. C26-514.0 of the Administrative Code.

NOTE: Where a reference in parentheses appears after the Administrative Code Section, it refers to the Section of the New Building Code as formerly numbered.

Rule 1. Application For Permits.

- 1.1 No person shall perform gas or electric welding on structures or parts thereafter erected or to be erected within the City of New York except as provided in these Rules and in conformity with C26-211.0 of the Administrative Code (2.3.2).
- 1.2 The commencement of any structural welding work is forbidden until an application for a permit to perform such work is filed with and approved by the Borough Superintendent. The Borough Superintendent shall be notified in writing at least 48 hours prior to the date when the structural welding work is to commence. C26-172.0 of the Administrative Code (2.1.1.12).

Rule 2. Definitions.

2.1 [ARC WELDING. A fusion welding process wherein the welding heat is obtained from electric arc formed between the base metal and metal electrode.]

[2.9 FUSION WELDING. Fusion welding is the process of joining metal parts in the molten, or molten and vapor states, without the application of mechanical pressure or blows. Under these rules fusion welding is restricted to arc and gas welding processes. C26-75.0 of the Administrative Code (1.67.)]

ARC WELDING. A group of welding processes wherein coalescence is produced by heating with an electric arc or arcs, with or without the application of pressure and with or without the use of filler metal. Pressure as herein used refers to pressure necessary to the welding process. C26-15.1 of the Administrative Code.

2.2 BASE METAL. The metal upon which the weld or cut is made.

2.3 [BUTT WELD. A butt weld is a weld whose throat lies in a plane disposed approximately 90 degrees with respect to the surfaces of at least one of the parts joined. The size of a butt weld shall

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- be expressed in terms of its net or unreinforced throat dimensions in inches. C26-158.0 of the Administrative Code (1.149).]
- CONTINUOUS WELD.* A weld, which extends without interruption for its entire length.
- 2.4 [CONTINUOUS WELD. A weld which is uninterrupted throughout the length of the joint.]
- CRATER.* A depression at the termination of a weld bead.
- 2.5 [CRATER. An unfilled concave depression in the fusion area of an arc weld resulting from penetration of the welding arc into the metal thereunder.]
- FILLER METAL.* Metal especially prepared for addition to the weld. This term shall apply to this material only before deposition (formerly 2.6).
- [2.8 FLAT WELD. A weld made by the fusion welding process on a horizontal plane or one inclined not over 45 degrees to the horizontal, the weld being made from the upper side of the parts joined.]
- 2.6 FLAT POSITION. The position of welding wherein welding is performed from the upper side of the joint and the face of the weld is approximately horizontal.
- [2.11 GAS WELDING. A fusion welding process in which the heat of welding is supplied by the combustion of oxygen and acetylene or other fuel gas in a suitable torch. Filler metal may be melted from a welding rod. Under these rules, gas welding is restricted to the oxy-acetylene process wherein filler metal is added.]
- 2.7 GAS WELDING. A group of welding processes where coalescence is produced by heating with a gas flame or flames, with or without the application of pressure and with or without the use of filler metal. Pressure as herein used refers to pressure necessary to the welding process. C26-77.1 of the Administrative Code.
- 2.8 HORIZONTAL POSITION—
- [2.7 FILLET WELD. A fillet weld is a weld of approximately triangular cross section, whose throat lies in a plane disposed (inclined) approximately 45 degrees with respect to the surfaces of the parts joined. The size of a fillet weld shall be expressed in terms of the width in inches of its adjacent fused sides. C26-158.0 of the Administrative Code (1.149).]
- 2.8.1—FILLET WELD. The position of welding wherein welding is performed on the upper side of an approximately horizontal surface and against an approximately vertical surface.
- [2.12 HORIZONTAL WELD. A weld made by the fusion welding process on a plane vertical or inclined less than 45 degrees with the vertical, the linear direction of the weld being horizontal or inclined not more than 45 degrees to the horizontal.]
- 2.8.2—GROOVE WELD. The position of welding wherein the axis of the weld lies in an approximately horizontal plane.
- [2.13 LAYER. A stratum of weld metal of a fusion weld and consisting of one or more interwoven beads.]
- 2.9 LAYER. A stratum of weld metal consisting of one or more interwoven beads.
- [2.14 OVERHEAD WELD. A weld made by the fusion welding process on a horizontal plane or one inclined not over 45 degrees to the horizontal, the weld being made from the underside of the parts joined.]
- 2.10 OVERHEAD POSITION. The position of welding wherein welding is performed from the underside of the joint.
- [2.15 OVERLAP. A condition of lack of fusion where the deposited metal has overflowed the fused area of metal.]
- 2.11 OVERLAP. Protrusion of weld metal beyond the bond at the toe of the weld.
- [2.10 GAS CUTTING. Gas cutting is the process of severing ferrous metals by means of the chemical behavior of oxygen, in the presence of ferrous metals at high temperatures, to produce a kerf, or cut, of uniform width without burning the edges of the kerf or cut. C26-77.0 of the Administrative Code. (1.69).]
- 2.12 OXYGEN CUTTING. A group of cutting processes wherein the severing of metal is effected by means of the chemical reaction of oxygen with a base metal at elevated temperatures. In the case of oxidation-resistant metals, the reaction is facilitated by the use of a flux. C26-103.1 of the Administrative Code.
- 2.13 PENETRATION. The linear distance that the deposited metal penetrates below the original surface of the base metal (formerly 2.16).
- 2.14 PLUG WELD. A circular weld made by either arc or gas welding through one member of a lap or tee joint joining that member to the other. The weld may or may not be made through a hole in the first member. If a hole is used, the walls may or may not be parallel and the hole may be partially or completely filled with weld metal. (A fillet-welded hole or a spot weld should not be construed as conforming to this definition.)
- [2.17 ROOT. A root is the zone at the bottom of the cross-sectional space provided to contain a fusion weld. C26-312. (CL) of the Administrative Code (1.122).]
- 2.15 ROOT OF WELD. The points as shown in cross-section at which the bottom of the weld intersects the base metal surfaces. C26-129 (CL) of the Administrative Code (1.122).
- [2.18 SLOT WELD. A weld made in an enclosed or partially enclosed opening formed in one of the parts of a lap joint.]
- 2.16 SLOT WELD. A weld made in an elongated hole in one member of a lap or tee joint joining that member to that portion of the surface of the other member which is exposed through the hole. The hole may be open at one end and may be partially or completely filled with weld metal. (A fillet-welded slot should not be construed as conforming to this definition.)
- 2.17 SUPERINTENDENT. Wherever the word "Superintendent" appears in these Rules, it shall mean the Borough Superintendent of Housing and Buildings of the borough having jurisdiction (formerly 2.19).
- [2.20 TACK WELD. A weld of random size or shape intended only to fix a member or part thereof of a structure, in correct position preparatory to final welding, and shall not be considered to transmit stress.]
- 2.18 TACK WELD. A weld made to hold parts of a weldment in proper alignment until the final welds are made.
- 2.19 THROAT. The minimum thickness of a weld along a straight line passing through the root. Throat of a fillet weld is the distance along a line from the root to the hypotenuse at right angles thereto, of the largest isosceles triangle which can be constructed in the cross section of the fillet weld. The throat of a butt weld shall be equal to the thickness of the thinner part joined. C26-53.0 of the Administrative Code (1.144) (formerly 2.21).
- [2.22 UNDERCUT. A condition wherein the base and weld metal is melted away leaving a

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depression, the surface of which lies below the designed surface contour of the joint.]

2.20 **UNDERCUT.** A groove melted into the base metal adjacent to the toe of a weld and left unfilled by weld metal.

[2.23 **VERTICAL WELD.** A weld made by the fusion welding process on a plane vertical or inclined less than 45 degrees with the vertical, the linear direction of the weld being vertical or inclined not more than 45 degrees to the vertical.]

2.21 **VERTICAL POSITION.** The position of welding wherein the axis of the weld is approximately vertical.

2.22 **WELDS.** The term "butt weld" shall mean a weld in a butt joint. The term "groove weld" shall mean a weld made in the groove between two members to be joined. The size of a groove weld shall be expressed in terms of joint penetration or depth of chamfering plus the root penetration.

The term "fillet weld" shall mean a weld of approximately triangular cross-section joining two surfaces approximately at right angles to each other in a lap joint, tee joint or corner joint. The size of an equal leg fillet weld shall be expressed in terms of leg length of the largest isosceles right-triangle which can be inscribed within the fillet-weld cross-section. The size of an unequal leg fillet-weld shall be expressed in terms of the leg lengths of the largest right-triangle which can be inscribed within the fillet-weld cross-section. C26-158.0 of the Administrative Code.

[2.24 **WELD DIMENSIONS.** The dimensions of a weld shall be expressed in terms of its size and length. C26-158.0 of the Administrative Code (1.149).]

2.23 **WELD DIMENSIONS.** The term "weld dimensions" shall be expressed in terms of their size and length. C26-158.0 of the Administrative Code.

[2.25 **WELD LENGTH.** Shall be considered to be the unbroken length of the full cross-section of the weld exclusive of the length of any craters. C26-158.0 of the Administrative Code. (1.149).]

2.24 **WELD LENGTH.** The term "weld length" shall mean the unbroken length of the full cross-section of the weld exclusive of the length of any craters. C26-158.0 of the Administrative Code.

Rule 3. Design and Supervision.

3.1 The licensed architect or licensed professional engineer designing or supervising the construction of a welded structure shall be experienced and skilled in such work. C26-515.0 (c) (8.6.2.3.3).

3.2 PERMISSIBLE UNIT STRESSES.

In the design of welded structures or parts thereof the stress at every connection must be accurately calculated and the required amount and the exact type and location of weld and filler metal with respect to the parts joined be specified.

[3.2.1 Welded joints shall be so proportioned that the maximum stresses shall be less than the following amounts in pounds per square inch; Shear on section through the throat of a weld 11,300 Tension on section through the throat of a weld 13,000 Compression on section through the throat of a weld 15,000 Maximum fiber stresses due to bending shall not exceed the maximum values allowed above for tension and compression respectively. C26-368.0b (6) of the Administrative Code (7.4.5.6).]

[3.2.2 Stress on a fillet weld shall be considered as shear for any direction of the applied stress.]

3.2.1—Welded joints shall be so proportioned that the maximum stresses shall be less than the following amounts in pounds per square inch: Shear on section through the throat of a weld, or on the faying surface area of a plug or slot weld 13,500 Tension on section through the throat of a butt weld 20,000 Compression on section through the throat of a butt weld 20,000 Maximum fiber stresses in butt welds, due to bending, shall be less than the maximum values allowed above for tension and compression, respectively. The stress in a fillet-weld shall be considered as shear on the throat for any direction of stress. Neither plug nor slot welds shall be assigned any value in resistance to stresses other than shear. C26-368.0(b)7 of the Administrative Code.

3.2.2 Adequate provision shall be made for bending stresses due to eccentricity in the disposition or section of base metal parts (formerly 3.2.3).

[3.2.4 The allowable compressive strength mentioned in these Rules is not intended to prevent butt welds being used across the entire section to transmit the total compressive stress in compressive flanges of beams, girders, truss plates or compression blocks or other members protected against lateral deflection even though such stress exceeds 15,000 lbs. per sq. in., but not exceeding the maximum allowable compressive stress in the parts joined.]

3.3 WORKING STRESSES FOR WINDLOADS.

When the stress in any member due to wind is less than 33⅓% of the stress due to live and dead loads, it may be neglected. For combined stresses due to wind and other loads, the permissible working stresses may be increased 33⅓%, provided the section thus found is at least that required by the dead and live loads alone. For stresses due to wind only, the permissible working stress shall be the same as for live and dead loads. (C26-372.0, 373.0 and 374.0 of the Administrative Code (7.4.8).)

3.4 **WELDED GIRDERS.** In welded girders the connection of component parts of flanges to each other and of flanges to webs shall be by continuous or intermittent welds designed to transmit the stress. C26-520(d) of the Administrative Code.

3.5 Girders shall be proportioned either by their moments of inertia or by the flange-area method; in the latter method, when applied to a welded girder having no holes in the web, 1/6 of the web area may be considered a part of the area of each flange.

3.6 **BEAMS.** The use of continuous beams and girders, shall be permitted provided their welded connections be designed to transmit the stresses involved in continuous beam construction and columns are designed for the moment added by such construction. At the ends of non-continuous beams, the connections shall be designed to avoid excessive secondary stresses due to bending.

[3.7 **WELDED COLUMNS.** C26-520.0 (e) of the Administrative Code (8.6.2.8.5). Fillet welds connecting the component parts of a built-up column may be either continuous or intermittent. If intermittent, the length of each weld at the ends of the column shall be equal to the least width of the column. The length of the intervening welds shall be at least one and one-half inches, spaced at most four inches in the clear. The size, length and spacing of the fillet welds shall be such as to provide the same strength, per unit of column length, as the allowable shearing stresses in structural steel

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for power driven rivets. Lattice bars and tie plates shall be welded so as to obtain strength equal to that specified in C26-368.0b (6) of the Administrative Code (7.4.5.4). Shearing stresses.]

[3.7.1 Where column splices are welded, welds must be provided equal in strength to the shear of the standard column splice.]

[3.8 WELDED BUTT JOINTS. The edges of base metal parts, one-quarter inch or more in thickness, transmitting stress by means of butt welds shall be beveled. For single and double "V" joints, the bevel of each part shall be at least 30 degrees. For single and double bevel joints, the bevel shall be at least 45 degrees.

Before welding, the root edge or face of one part shall be separated from the root edge or face of the other part by not less than $\frac{1}{8}$ inch nor more than $\frac{1}{4}$ inch.

Butt welds shall be reinforced by depositing additional metal on the weld to a height extending beyond the surface of the thinnest part joined. The height of such reinforcements shall be at least the following percentages of the thickness of the thinnest part joined; 20 per cent for single "V" and single bevel butt welds, and $12\frac{1}{2}$ per cent on each side, for double "V" and double bevel butt welds. C26-520.0(f) of the Administrative Code (8.6.2.8.6).]

[3.9 FILLET WELDS. The length of any fillet weld shall be made not less than four times the weld size or else the size of the weld shall be considered not to exceed $\frac{1}{4}$ of the length for purposes of calculating strength under these rules.]

3.7 FILLET WELDS. Intermittent fillet welds may be used to transfer calculated stress across a joint of faying surfaces when the strength required is less than that developed by a continuous fillet weld of the smallest practical size. The effective length of any segment of intermittent fillet welding shall be not less than 4 times the weld size with a minimum of $1\frac{1}{2}$ inches. The clear spacing between the effective lengths of such segments at the edges of plates and the unsupported edges of rolled shapes carrying calculated stress shall not exceed the following number of times the thickness of the thinner part joined:

16 times for compression

24 times for tension

and shall, in no case, be more than 12 inches. The effective length of longitudinal fillet welds at the edges of built-up members shall be not less than the width of the component part joined.

[3.10 WELDS IN SLOT OR HOLES. When welding inside a slot or hole in a plate or other part, in order to join same to an underlying part, fillet welding may be used along the wall or walls of the slot or hole, but the latter shall not be filled with weld metal or partially filled in such manner as to form a direct weld-metal connection between opposite walls, except that fillet welds along opposite walls may overlap each other for a distance of one-fourth of their size. No slot or hole shall be less in width or diameter than $1\frac{1}{3}$ times its depth.]

3.8 WELDS IN SLOT OR HOLES.

3.8.1—Plug or slot welds may be used in plates not more than one inch thick where subjected principally to shearing stresses or where needed to prevent buckling of lapped parts.

3.8.2—The transverse spacing between slots shall not exceed 8 inches unless the design otherwise prevents excessive transverse bending in the connection.

3.8.3—If the material is not over $\frac{5}{8}$ inch in thickness, the hole shall be filled with weld metal approximately flush with the surface of the

part; if the material is over $\frac{5}{8}$ inch in thickness, the hole shall be filled with weld metal at least to $\frac{5}{8}$ inch in depth.

3.8.4—Holes for plug welds shall be circular. The diameter of the hole shall not be less than the thickness of the part containing the hole plus $\frac{1}{8}$ inch, rounded to the next greater odd sixteenth. It shall not be greater than 3 times the thickness of the weld metal.

3.8.5—The width of slot shall not be less than the above-specified diameter for plug welds. The maximum length of slot shall not exceed 10 times the thickness of the part containing the slot.

3.8.6—The ends of slots shall be semi-circular or shall have the corners rounded to a radius not less than the thickness of the part containing the slot.

3.9 FIELD RIVETED, BOLTED AND WELDED CONNECTIONS. C26-521.0 of the Administrative Code (8.6.2.9) (formerly 3.11).

3.9.1 In tier structures less than 125 feet high, in which the height is less than two and one-half times the minimum horizontal dimension, all column splices and field connections may be bolted (formerly 3.11.1).

3.9.2 In structures in which the height is over 100 feet and is more than two and one-half times the minimum horizontal dimension, and in structures 100 feet or less in height in which the height is more than four times the minimum horizontal dimension, column splices and connections to columns shall be riveted or welded (formerly 3.11.2).

3.9.3 In structures over 125 feet in height and in all structures of a special character, connections of beams and girders to columns, and beams and girders bracing columns shall be riveted or welded. Column splices in structures 200 feet or more in height shall be riveted or welded. Column splices in tier structures less than 200 feet high (except as provided in the preceding paragraph) may be bolted (formerly 3.11.3).

3.9.4 All other field connections may be bolted (except that, in all structures, the connections for supports for running machinery or other moving loads shall be riveted or welded) (formerly 3.11.4).

3.9.5 Within existing structures steel work for alterations, or additions (except to the main structural framework), which do not affect existing column splices, connections and other riveted or welded work, may be bolted (formerly 3.11.5).

3.10 COMPLETION OF WORK

Upon the completion of all structural welding operations, the licensed architect or licensed professional engineer responsible for the design of the structure shall certify to the Borough Superintendent that the fabrication and welding of such structure have been carefully inspected and that the requirements of his design and these Rules have been fulfilled in every respect by the contractor who has done the welding (formerly 3.12).

Rule 4. Board of Examiners for Welders.

4.1 The Board of Examiners for Welders provided for in C26-209.0 of the Administrative Code (2.3), shall be appointed by the Commissioner of Housing and Buildings from members of the staff of the Department as recommended by the Borough Superintendents. All certificates of qualification issued shall be uniform for the five Boroughs. There shall be a separate certificate for gas welding and for electric arc welding, which certificates shall not be inter-

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changeable and shall apply specifically to the type of work to be done and shall be issued in accordance with Rule 5.

4.2 WELDERS TO BE QUALIFIED. No person shall perform welding work on any structural member of a structure without having obtained a certificate of qualifications from the Board of Examiners for Welders. C26-211.0 of the Administrative Code (2.3.2).

[4.2.1 Before a certificate of qualification may be issued authorizing a person to perform welding work on any structural member of a structure, the person applying for such certificate shall have submitted to and satisfactorily passed an examination to determine his qualifications, conducted by Board of Examiners for Welders to be appointed by the Commissioner. A certificate of qualification shall be issued to each applicant having proved his qualifications and upon the payment of a fee of Two Dollars. Such certificate shall continue in effect for a period of one year unless sooner revoked or suspended and to be effective thereafter shall be renewed annually. The annual renewal fee shall be One Dollar.]

4.2.1 *Before a certificate of qualification may be issued authorizing a person to perform welding work on any structural member of a structure, the person applying for such certificate shall have been qualified as provided in Subdivision b of Section C26-381.0. A certificate of qualification shall be issued to each applicant upon proof of his qualifications and upon the payment of a fee of five dollars. The annual renewal fee shall be two dollars. C26-211.0 of the Administrative Code.*

4.2.2 No person shall be eligible for a certificate of qualification to perform welding work as provided in this section unless he is a citizen of the United States of America.

4.2.3 The Borough Superintendent may revoke or suspend a certificate of qualification of any person, if workmanship on any structural welding is such as to indicate incompetency or negligence which might endanger a structure or result in injury to humans.

4.2.4 Renewal of a certificate may be made without additional requalification test if the applicant's record indicates satisfactory welding experience during the previous year.

4.2.5 Certificates for gas welding and certificates for electric welding, including provisions for welding performed by each welder for the current year, shall be on forms as approved by the Board of Standards and Appeals.

Rule 5. Qualification Test for Welders.

[5.1 These qualifications tests shall be conducted by the Board of Examiners for Welders or its representative but, in the discretion of the Board of Examiners for Welders documentary or other evidence, or both, that the applicant has passed the qualification test, conducted by a standard testing laboratory or an inspection by the Borough Superintendent or his representative may be accepted as satisfactory proof of the applicant's fitness to make structural welds in accordance with Rule 5.4. Welders performing work outside New York City shall be qualified under this rule. C26-381.0 of the Administrative Code (8.12).]

5.1 *Before the examiners for welders shall issue a certificate of qualification, the applicant shall pass the operator qualification tests prescribed in Part II,*

Operator Qualification of the Standard Qualification Procedure, 1941 edition, issued by the American Welding Society. Such qualification tests shall be conducted by the examiners for welders or their representative, but in the discretion of the examiners for welders, documentary or other evidence or both to the effect that the applicant has passed the prescribed qualification tests, conducted by a standard testing laboratory may be accepted as satisfactory proof of such applicant's fitness to make structural welds. C26-381.0 of the Administrative Code.

[5.2 Qualification for arc welding shall not constitute qualification for gas welding, and vice versa. Qualification for welding with bare electrodes shall not constitute qualification for welding with flux-coated electrodes, and vice versa.]

5.2 *Qualification for arc welding shall not constitute qualification for gas welding, and vice versa.*

5.3 The foregoing provisions are not intended to bar an applicant from further trial in case of one or more failures, or to require [an operator] a welder who has passed the tests to qualify anew for every job he may undertake.

5.4 QUALIFICATION REQUIREMENTS

[5.4.1 Before issuance of a certificate of qualification by the Board of Examiners for welders the applicant shall have passed the qualification tests prescribed as follows:]

[5.4.2 The minimum qualification requirements shall be the welding of test specimens of the type shown in Fig. 2 and specified in Rule 5.4, each specimen to be tested for failure in a reliable tension testing machine and to develop ultimate resistance not less than 80 kips if welded with filler metal of grade 2, 4, 10 or 15; or 67 kips if welded with filler metal of grade 20, 30 or 40.]

[5.4.3 Two specimens shall be welded in the downward or flat welding position, two in the vertical welding position and two in the overhead welding position.]

[5.4.4 The form of test specimen shall be as shown in Fig. 2, consisting of four steel bars or plates connected by four approximately equal fillet welds. The specifications of the bar steel shall conform to Rule 7. The welding edges of the splice bars shall be cut flat and square and any burrs shall be removed. The bars shall be clamped securely together and tack welded in proper position with the splice bars centered on the main bars and the faces of the main bars in true planes, in preparation for the test welding. Welding shall be performed with the same process (arc or gas), the same welding procedure, and the same general type of electrodes or welding rods as are to be used in the work for which the operator is being tested.]

[FIG. 2]

[Welds shall be made as nearly as possible to the designed dimensions, and in conformity with the practices set forth in Rule 6; at every cross-section the weld size in each direction shall be within 1/16 in. of the prescribed 3/8 in.]

5.4.1—*For qualification to make groove welds in material up to and including 3/4 inch thick, the welder shall be required to make a test weld in material 3/8 inch thick as shown in Figure 1(a). (Figure 1(b) may be used for oxy-acetylene welding).*

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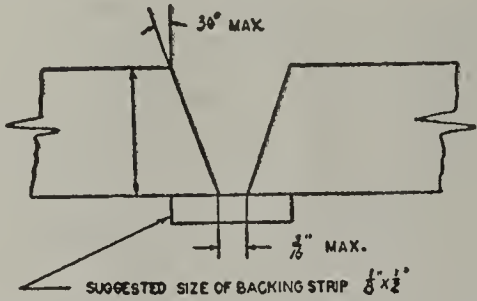


Fig. 1(a)—Butt Joint for Plate $\frac{3}{8}$ In. Thick

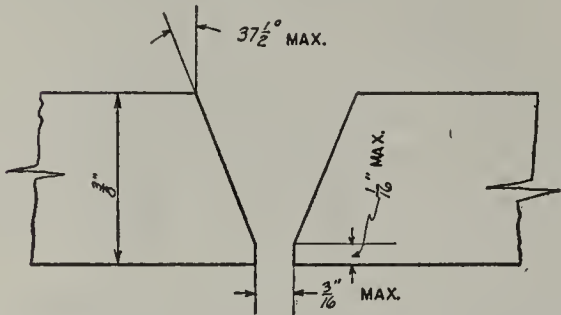


Fig. 1(b)—Alternate Butt Joint for Plate $\frac{3}{8}$ In. Thick (May be Used for the Oxyacetylene Process Only)

For qualification to make groove welds in material over $\frac{3}{4}$ inch thick, the welder shall be required to make a test weld in material 1 inch thick as shown in Figure 2(a). (Fig. 2(b) may be used for oxy-acetylene welding.)

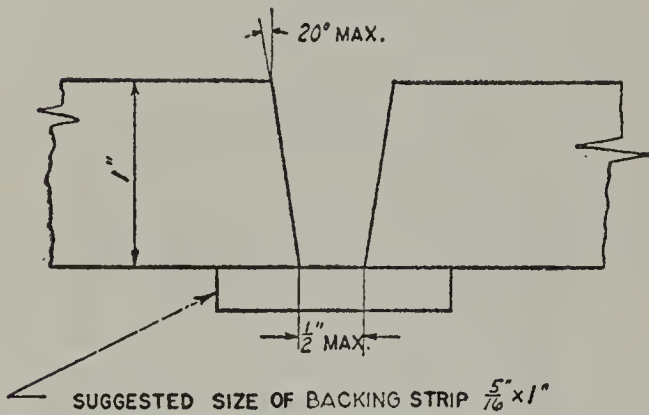


Fig. 2(a)—Butt Joint for Plate 1 In. Thick.

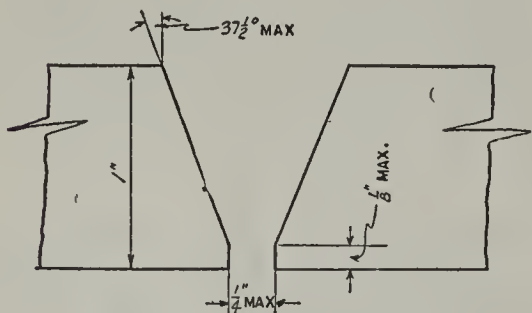


Fig. 2(b)—Alternate Butt Joint for Plate 1 In. Thick (May be Used for the Oxyacetylene Process Only)

If a test weld is made in the one inch thickness, no test need be made in the $\frac{3}{8}$ inch thickness. The prescribed test weld shall be made in the horizontal, vertical and overhead positions by all welders except those welders who are to be permitted to make groove welds only

in the flat position in the shop; such welders shall be required to make a test weld in the flat position only.

5.4.2—For qualification to make fillet welds, a test weld as shown in Figure 3 shall be made in the vertical and overhead positions by each welder except those welders who are to be permitted to make fillet welds only in the flat and horizontal positions in the shop; such welders shall be required to make a test weld in the horizontal position only.

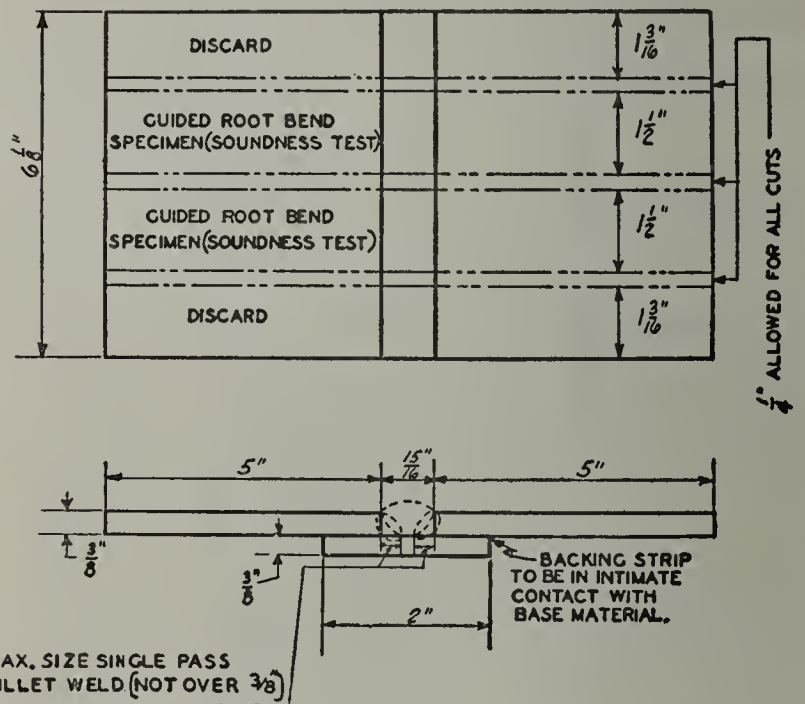
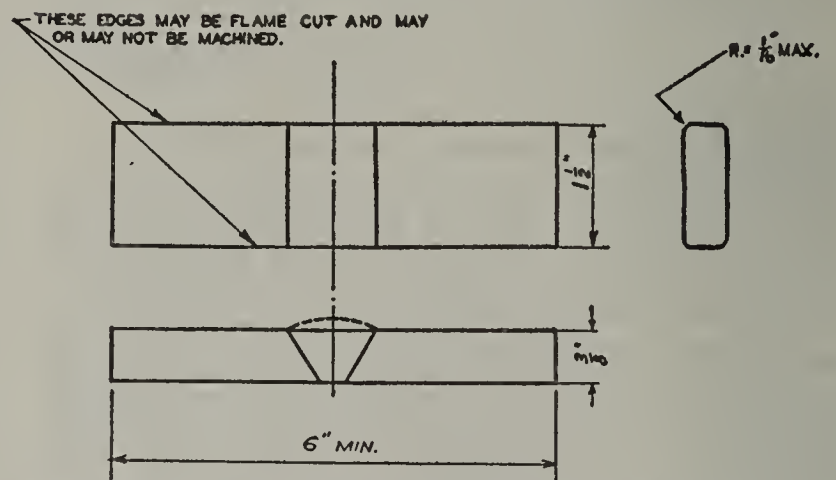


Fig. 3—Test Weld for Soundness Tests

5.4.3—Two specimens as shown in Figure 4 shall be removed from each test groove weld in the $\frac{3}{8}$ inch thick material. Two specimens as shown in Figure 5 shall be removed from each test groove weld in the 1 inch thick material. Two specimens as shown in Figure 6 shall be removed from each test fillet weld.

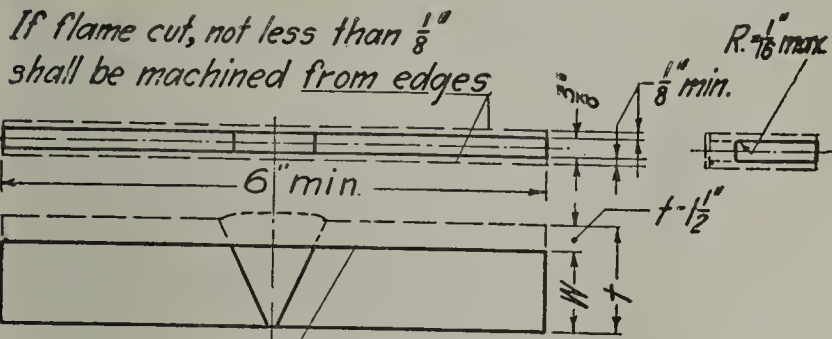


NOTE: WELD REINFORCEMENT AND BACKING STRIP, IF ANY, SHALL BE REMOVED FLUSH WITH THE SURFACE OF THE SPECIMEN. IF A RECESSED STRIP IS USED THIS SURFACE OF THE SPECIMEN MAY BE MACHINED TO A DEPTH NOT EXCEEDING THE DEPTH OF THE RECESS TO REMOVE THE STRIP, EXCEPT THAT IN SUCH CASES THE THICKNESS OF THE FINISHED SPECIMEN SHALL BE THAT SPECIFIED ABOVE.

Fig. 4—Face- and Root-Bend Specimens

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If flame cut, not less than $\frac{1}{8}''$
shall be machined from edges

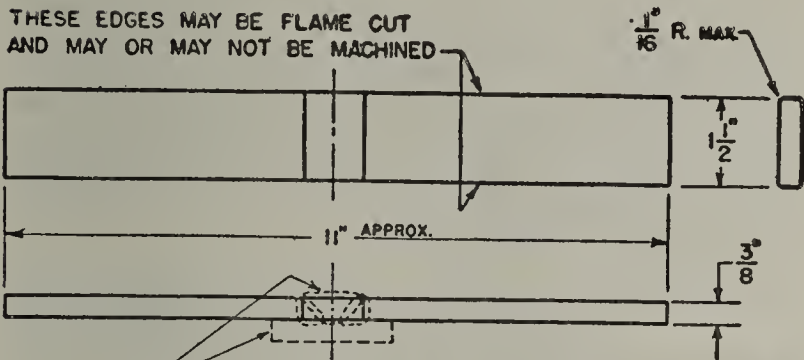


Cut along this line when t exceeds $1\frac{1}{2}$ ";
edge may be flame cut and
may or may not be machined

$t, \text{ in.}$	$W, \text{ in.}$
$\frac{3}{4}'' \text{ to } 1\frac{1}{2}''$	t
$> 1\frac{1}{2}''$	$1\frac{1}{2}''$

Fig. 5—Side-Bend Specimen

THESE EDGES MAY BE FLAME CUT
AND MAY OR MAY NOT BE MACHINED



WELD REINFORCEMENT AND BACKING STRIP SHALL BE REMOVED FLUSH WITH BASE METAL. FLAME CUTTING MAY BE USED FOR THE REMOVAL OF THE MAJOR PART OF THE BACKING STRIP, PROVIDED AT LEAST 1/8" OF ITS THICKNESS IS LEFT TO BE REMOVED BY MACHINING OR GRINDING.

Fig. 6—Fillet-Weld-Soundness Test Specimen

5.4.4—Each of the specimens shall be bent in a jig having a working contour shown in Figure 7 and otherwise substantially in accordance with that figure. Any convenient means may be used for moving the plunger member with relation to the die member.

The specimens shall be placed on the die member of the jig with the weld at mid-span. One of the specimens removed from the $\frac{3}{8}$ inch groove welded material shall be placed with the face of the weld directed toward the gap, the other with the root of the weld directed toward the gap. Both specimens removed from the 1 inch groove-welded material shall be placed with that side showing the greater defects, if any, directed toward the gap. Both fillet welded specimens shall be placed with the root of the weld directed toward the gap. The two members of the jig shall be forced together until the curvature of the specimen is such that a $\frac{1}{32}$ inch diameter wire cannot be passed between the curved portion of the plunger member and the specimen. The specimen shall then be removed from the jig.

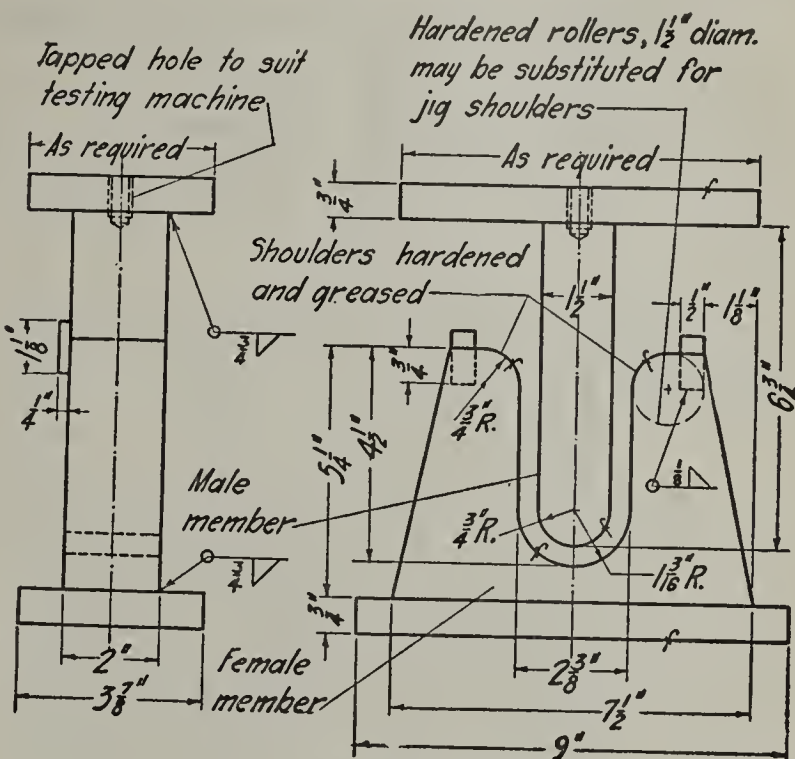


Fig. 7—Guided-Bend Test Jig

5.4.5—The convex surface of each specimen tested shall be examined for the appearance of cracks or other open defects. Any specimen in which a crack or other open defect is present after bending, exceeding $\frac{1}{8}$ inch measured in any direction, shall be considered as having failed. Cracks occurring on the corners of the specimen during testing shall not be considered.

5.4.6—In the foregoing tests, base material and filler metal, conforming to the specifications listed in Rule 7, in an amount adequate to provide for the removal of the required specimens shall be provided. A minimum of 1½ inches from the end of each test weld shall be discarded before removing the test specimens. All welds shall conform to the general requirements of good workmanship and the particular practices set forth in Rule 6.

5.5 RE-TESTS. In case a welder fails to meet the requirements of one or more test welds, a re-test may be allowed under the following conditions:

5.5.1—2 in immediate re-test may be made which shall consist of two test welds of each type of which he failed, all of which shall meet all the requirements specified for such welds.

5.5.2—A re-test may be made provided there is evidence that the welder has had further training or practice. In this case a complete re-test shall be made.

Rule 6. Quality of Welds.

[The quality of welds permitted under these rules shall conform to the following requirements:

6.1 The quality of Tests Welds and Construction Welds shall fulfill all requirements with regard to shape and internal quality.]

6.1 The quality of welds permitted under these Rules shall conform to the requirements of Section 2, Design of Welded Connections, and Section 4, Workmanship of the Standard Code for Arc and Gas Welding in Building Construction, 1946 edition, of the American Welding Society. C26-381.0 of the Administrative Code, and shall conform to the following:

[6.1.1 All lap welds shall indicate good penetration to the root of the weld and good fusion at both sides of the bead.]

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- [6.1.2 All fillet welds shall show absence of undercutting, proper shape of the bead, lack of overlaps and proper fusion.]
- [6.1.3 All butt welds shall show good fusion without overlapping or undercutting.]
- [6.2 **UNDERSIZE WELDS.** Undersize or undercut welds shall be built up by welding to conform to the weld cross-section called for in the drawings

[FIG. 3]

and specifications. The surface of previously deposited welds shall be cleaned of oxides or slag before any reinforcing weld metal is applied.]

[6.3 SHAPE.]

[6.3.1 Welds shall conform in shape to those shown on Figs. 3a and 4a and shall not be undersized.]

[6.3.2 Surfaces of weld shall be reasonably smooth and uniform in contour. Weld metal along the toe of the weld shall not overlap the base metal surface but shall form an intimate contact therewith as shown in Figure 3.]

[6.3.3 **INTERNAL QUALITY.** The weld metal shall be sound throughout and shall be free from oxides, non-metallic inclusions and gas pockets. The weld metal shall be thoroughly fused with the base metal along all surfaces and edges of union, and shall penetrate into the root of the weld, as shown in Fig. 4a.]

[FIG. 4]

[6.3.4 **WELD ENDS.** The ends as well as the body of the welds shall conform to all the requirements of Rule 6.]

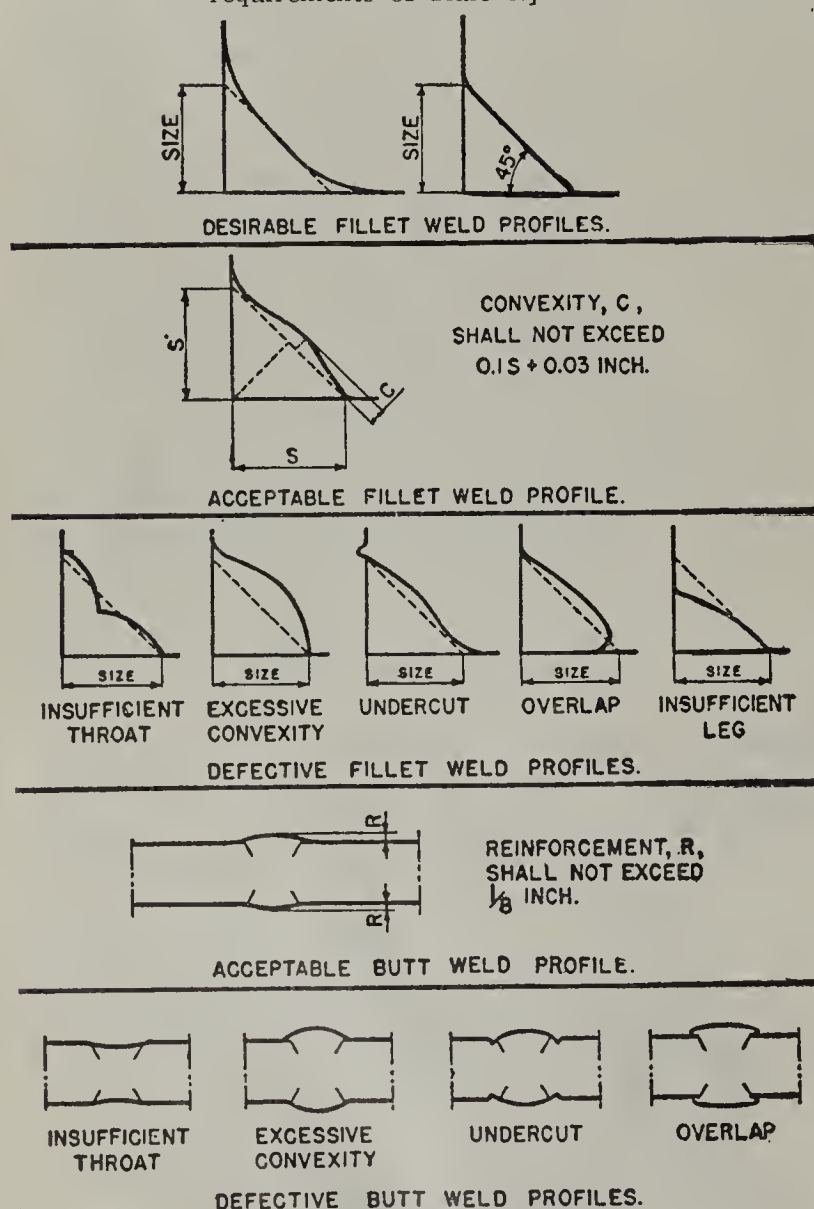


Fig. 8—Acceptable and Defective Weld Profiles

6.1.1—Weld metal shall be solid throughout except that very small gas pockets and small inclusions of oxide or slag may be overlooked if well dispersed.

6.1.2—There shall be complete fusion between the weld metal and the base metal and between successive passes throughout the joint.

6.1.3—Welds shall be free from overlap and the base metal free from undercutting. Acceptable and defective weld profiles are shown in Figure 8.

6.1.4—All craters shall be filled to the full cross-section of the weld.

6.2 Defective or unsound welds shall be corrected by removing or replacing the welds, or where possible, by the removal of the defective portions of base metal and weld metal down to sound metal and the disposition of additional weld metal. A cracked weld shall be removed throughout its entire length, unless by the use of acid etching, magnetic inspection or other equally positive means, the extent of the crack can be ascertained to be limited in which case sound metal 2 inches or more beyond each end of the crack need not be removed.

Rule 7. Specifications [and Tests of] for Welding Materials.

7.1 Structural steel shall conform to A.S.T.M. Specifications A-7-36 or A-9-36.

[7.2 Filler metal (electrodes or welding rods) shall conform to all requirements of A.S.T.M. Specifications A205-37.T and the Borough Superintendent may accept certified test results from a reputable manufacturer that tests have been made in conformance with these specifications.]

7.2 FILLER METAL.

7.2.1—All gas welding rods shall conform to one of the classifications established by the Specifications for Iron and Steel Gas-Welding Rods, 1946 editions, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A251-46T; AWS designation A5.2-46T), and shall be suitable for the conditions of intended use. C26-324.0 (a) of the Administrative Code.

7.2.2—All mild steel electrodes shall conform to one of the classifications established by the Specifications for Mild Steel Arc-Welding Electrodes, 1948 edition, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A233-48T; AWS designation A5.1-48T), and shall be suitable for the conditions of intended use. C26-324.0(b) of the Administrative Code.

7.2.3—All electrodes for welding of steels covered by Section C26-323.0 of the Administrative Code shall conform to one of the appropriate classifications established by the Specifications for Low-Alloy Steel Arc-Welding Electrodes, 1948 edition, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A316-48T; AWS designation A5.5-48T), or the Specifications for Corrosion-Resisting Chromium and Chromium-Nickel Steel Welding Electrodes, 1948 edition, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A298-48T; AWS designation A5.4-48T) and shall be suitable for the conditions of intended use. C26-324.0(c) of the Administrative Code.

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[Rule 8. Gas Cutting of Structural Steel.]

[C26-526.0 (a) to (g) of the Administrative Code (8.6.3.2.1-7 inc.).]

[8.1 Contractors desiring to do gas cutting shall be required to satisfy the Borough Superintendent as to their ability to produce satisfactory gas cuts.]

[8.1.1 Gas cutting shall be done by one experienced in this work and under the continual supervision, as provided in 9.1.]

Rule 8. OXYGEN CUTTING OF STRUCTURAL STEEL.

8.1 USE OF OXYGEN CUTTING TORCH. C26-526.0(a) to (g) of the Administrative Code.

8.1.1—COMPETENCE TO USE OXYGEN CUTTING TORCH. *Contractors desiring to do oxygen cutting shall satisfy the superintendent as to their ability to produce satisfactory oxygen cuts.*

[8.2 Gas cutting on any member while it is carrying stress is prohibited (except for detail cutting to correct minor fabricating errors where the removal of metal resulting from such detail cutting would leave unimpaired the required strength of the members to be cut).]

[8.2.1 Any field cutting of structural members to provide openings or to remove portions of flanges shall not be done, unless provided for in the design.]

8.1.2—OXYGEN CUTTING OF STRUCTURAL STEEL WHILE CARRYING STRESS. *It shall be unlawful to do oxygen cutting on any member while it is carrying stress, except for detail cutting to correct minor fabricating errors where the removal of metal resulting from such detail cutting would leave unimpaired the required strength of the members to be cut.*

[8.3 Gas cut edges shall be smooth and regular in contour.]

8.1.3—OXYGEN CUT EDGES. *Oxygen cut edges shall be smooth and regular in contour.*

[8.4 Gas cutting may be used in the preparation of base metal parts for welding provided the edges are thoroughly cleaned after cutting so as to expose clean steel.]

8.1.4—OXYGEN CUTTING IN PREPARATION FOR WELDING. *Oxygen cutting may be used in the preparation of base metal parts for welding provided the edges are thoroughly cleaned after cutting so as to expose clean steel.*

[8.5 Gas cutting to replace the milling of surfaces is prohibited.]

8.1.5—MILLING OF SURFACES BY OXYGEN CUTTING. *It shall be unlawful to do oxygen cutting to replace the milling of surfaces.*

[8.6 Gas cutting of holes in a member designed without provision therefor is prohibited.]

8.1.6—OXYGEN CUTTING OF UNDESIGNED HOLES. *It shall be unlawful to do oxygen cutting of holes in a member designed without provision therefor.*

[8.7 The radii of reentrant gas cut fillets shall be as large as possible and at least one inch. To determine the net area of members so cut, one-eighth inch shall be deducted from gas cut edges.]

8.1.7—RADIUS & AREA OF RE-ENTRANT OXYGEN CUT FILLETS. *The radii of re-entrant oxygen-cut fillets shall be as large as possible and at least one inch. To determine the net area of members so cut, $\frac{1}{8}$ of an inch shall be deducted from the oxygen cut edges.*

Rule 9. Supervision and Inspection.

9.1 Any welding to be done on a structure or any part thereof shall be performed under the supervision of a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect or licensed engineer. Such agency shall be acceptable to the Borough Superintendent.

9.1.1 The Borough Superintendent may, in the case of minor welding operations, including stairs and fire escapes, waive the requirements for inspection by a testing agency or inspection agency, if in his judgment such inspection may be adequately made by an inspector of welding employed regularly in the Department of Housing and Buildings.

9.2 The agency as provided for in 9.1 shall take adequate means to assure that the preparing, oxygen cutting, assembling and welding of the joints of the structure conform to the design and that the resulting structure is free from deficiencies and injurious defects. He shall keep and submit daily to the licensed architect or licensed professional engineer responsible for the work adequate records of the progress of the work, of difficulties experienced, and of his decision of acceptance and rejection. His records shall allocate a definite and personal responsibility for his acceptance of every weld as to size, location, type of filler metal used and quality of workmanship, and shall evidence that no weld called for in the design has been omitted. He shall require that each welder stamp his identification symbol on his work, and the inspector after inspecting each weld shall do likewise.

9.2.1 He shall inspect for defects and irregularities, plate cracks adjacent to or behind welds, crater cracks or cracks in the weld metal.

9.2.2 He shall gauge all welds for deficiency of throat or other critical cross-section.

9.2.3 He shall carefully observe and reject undercutting, overlap or lack of fusion at edges of weld, lack of penetration, or porosity, location of craters, size and shape of bead, and order occasional chipping to determine penetration and correct all or any irregularities of workmanship contrary to the design.

9.3 The contractor who is to do welding shall be approved by the Borough Superintendent. He shall submit to the Borough Superintendent a statement that the work will be done in accordance with these rules and the Administrative Code and shall include in such statement, the detailed procedure he proposes to follow, which shall include the following:

That each welder or group of welders shall be under the continual supervision of an experienced foreman.

That only welders qualified under these rules be employed. Each welder shall exhibit, when required, his Certificate of Qualification.

That each welder shall be provided with proper gauges to check his work.

That the foreman shall be able to read blueprints and shall lay out and allocate the work each welder is to perform and he shall carefully observe the burn-off of the electrode; the fusion, and penetration of crater; the formation of the bead; and the sound of the arc.

That only the base metal and filler metal conforming to the job specifications and these rules be used.

That the welding equipment furnished shall have proper characteristics to allow good work. That whenever deemed necessary by the Borough Superintendent, such tests of the finished welds, shall be made as required by him.

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Rule 10. Workmanship on Welded Structures.

- 10.1 *The quality of welds permitted under this title shall conform to the requirements of Section 2, Design of Welded Connections, and Section 4, Workmanship of the Standard Code for Arc and Gas Welding in Building Construction, 1946 edition, of the American Welding Society. C26-381.0(c) of the Administrative Code.*
- 10.2 The arrangement of the joints to be welded shall be such as to enable the [operator] welder to have an unobstructed view of the surfaces to be welded at all times during the welding operation. (formerly 10.1)
- [10.2 Welds found deficient in dimensions, but not in quality may be enlarged by additional welding. Where a deficient weld renders the weld inaccessible or has caused new conditions which would make reinforcement dangerous or ineffectual, the weld shall be removed and original conditions restored or in lieu thereof a revised design, correcting this condition shall be submitted to the Borough Superintendent. Any weld found deficient in quality, size or made contrary to the requirements of these rules shall be removed by chipping or melting and shall be remade. The weld metal shall be removed throughout its depth to clean base metal. A cracked weld shall be removed throughout its entire length.]
- [The cutting or chipping of a weld shall not extend into the base metal. In removing welds, care shall be taken not to burn or otherwise injure the base metal and after melting the exposed base metal shall be cleaned by chipping and wire brushing.]
- 10.3 *Welds found deficient in dimensions, but not in quality may be enlarged by additional welding. Where a deficient weld renders the weld inaccessible or has caused new conditions which would make reinforcement dangerous or ineffectual, the weld shall be removed and original conditions restored or in lieu thereof a revised design, correcting this condition, shall be submitted to the Borough Superintendent.*
- In removing defective parts of a weld, the gouging, chipping or grinding, shall not extend into the base metal any substantial amount beyond the depth of weld penetration unless cracks or other defects exist in the base metal.*
- 10.4 *All complete-penetration butt welds, except when produced with the aid of a backing or welded from both sides in square-edge material not more than 5/16 inch thick with root opening not less than one-half the thickness of the thinner part joined, shall have the root of the initial layer gouged or chipped out on the back side before welding is started from that side. Butt welds made with the use of a backing of the same material as the base metal shall have the weld metal thoroughly fused with the backing. Backing strips may be removed by means of oxygen cutting, after welding is completed, provided the weld surface is left flush or slightly convex with full throat thickness.*
- 10.5 *To insure soundness, the ends of butt welds carrying stresses approaching the maximum allowable working stress shall be extended past the edges of the parts joined, by means of short extension bars providing a similar joint preparation and having a width not less than the thickness of the thicker part joined. If extension bars are removed upon completion of the weld, the ends of the weld shall be smooth and flush with the edges of the abutting parts. Where*

the metal is not more than 3/4 inch in thickness, the extension bars may be omitted if the ends of the butt weld are chipped or cut down to solid metal, and side welds are applied to fill out the ends to the same reenforcement as the faces of the weld.

[10.3 TACK-WELDS. In making tack-welds, the same precautions should be observed as when starting welds. Where a designed weld will later be made over the tack-weld, the tack-weld shall be made with the same care as required for designed welds.]

[Whenever tack-welds are located where a designed weld will later be made, they shall be made according to the foregoing requirements. When encountered in the final welding operation, they shall be thoroughly fused in with the final weld. Tack-weld should be thickest at the center and should taper at both ends for convenience in carrying the regular weld over the tack-weld (see Fig. 19).]

10.6 *Tack welds located where the final welds will later be made shall be subject to the same quality requirements as the final welds. Where tack welds are encountered in the final welding, they shall be cleaned and fused thoroughly with the final weld. Defective, cracked or broken tack welds shall be removed before final welding.*

10.7 Surfaces to be welded shall be free from mill scale, rust, paint or other foreign matter. A thin coat of linseed oil or its equivalent over the surfaces to be welded need not be removed. These provisions shall apply to new structures and where new steel is to be welded to steel in any existing structure.

Structural steel shall not be painted on any areas where shop or field welding is to be performed except that a coat of linseed oil without pigment may be used for temporary protection. However, structural members which have been painted, may be welded, provided that the paint is completely removed from the areas to be welded. Parts which are welded in the shop, to be erected by bolts or rivets, shall receive the usual painting if any is required after the shop welding is finished. Parts to be field welded shall receive a coat of linseed oil after shop work is completed, and after erection and field welding, they shall be given two coats of acceptable metal protection if painting is required. C26-522.0 of the Administrative Code (8.6.2.10). (formerly 10.4)

10.8 Where rivets are under load there shall be no welding at the connections between structural members so riveted unless precautions are taken to prevent loss of tension of rivet in a manner approved by the Borough Superintendent. (See [3.11.5]3.9.5. (formerly 10.5))

10.9 In assembling and during welding the component parts of a built up member shall be held by sufficient clamps or other adequate means shall be employed for temporary fastening the members together and bracing the framework until the joints are welded. This shall consist of erection bolts or positive devices impairing sufficient strength and stiffness to resist all temporary weights and lateral forces, including wind.

For all welded structures, erection bolts, or equivalent means shall be employed for temporarily supporting the members, and existing loads, and for insuring proper alignment.

The temporary support of girders carrying columns or other heavy loads shall be made rigid by such means as shall be designed by the licensed architect or licensed professional engineer in charge and approved by the Borough Superintendent.

In tier building erection, members shall not be erected more than two tiers, or more than one-column

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length above any column connections yet unwelded. (formerly 10.6)

10.10 The welder shall be protected by adequate covering against high winds, rain, snow or sleet.

Where there is an accumulation of water, ice or snow in the joint to be welded, same shall be removed and the joint made dry before welding.

[No welding shall be done where the prevailing atmospheric temperature is below 25 degrees Fahrenheit unless the base metal at the starting point of the weld shall be pre-heated, nor in any case where the prevailing atmospheric temperature is below zero.]

No welding shall be done when the temperature of the base metal is below 0°F. At temperatures between 32° and 0°F, the surface of all areas within three inches of the point where a weld is to be started, shall be heated to a temperature at least warm to the hand before welding is started.

Rule 11. Metal Chimneys, Tanks, Stairs and Fire-Escapes.

Metal Chimneys, Tanks, Stairs and Fire-Escapes and all material entering into their construction, when welded, shall conform to these Rules.

11.1 Stairs and fire-escapes shall be considered as light structural steel and where shop welded, shall have attached thereto a tag or label, affixed by the standard Testing Agency, to the effect that these Rules have been complied with.

Rule 12. Welding Symbols.

12.1 To provide for uniformity when plans are filed with the Borough Superintendent, welding shall be designated by symbols conforming to the Standard Welding Symbols of the American Welding Society as given in Figure 9.

ARC AND GAS WELDING SYMBOLS										
TYPE OF WELD										
BEAD	FILLET	GROOVE					PLUG & SLOT	FIELD WELD	WELD ALL AROUND	FLUSH
		SQUARE	V	BEVEL	U	J				
LOCATION OF WELDS										
ARROW (OR NEAR) SIDE OF JOINT			OTHER (OR FAR) SIDE OF JOINT				BOTH SIDES OF JOINT			
1. THE SIDE OF THE JOINT TO WHICH THE ARROW POINTS IS THE ARROW (OR NEAR) SIDE AND THE OPPOSITE SIDE OF THE JOINT IS THE OTHER (OR FAR) SIDE. 2. ARROW SIDE AND OTHER SIDE WELDS ARE SAME SIZE UNLESS OTHERWISE SHOWN. 3. SYMBOLS APPLY BETWEEN ABRUPT CHANGES IN DIRECTION OF JOINT OR AS DIMENSIONED. (EXCEPT WHERE ALL AROUND SYMBOL IS USED). 4. ALL WELDS ARE CONTINUOUS AND OF USER'S STANDARD PROPORTIONS, UNLESS OTHERWISE SHOWN 5. TAIL OF ARROW USED FOR SPECIFICATION REFERENCE (TAIL MAY BE OMITTED WHEN REFERENCE NOT USED.) E. G. "C. A."—AUTOMATIC SHIELDED CARBON ARC "S. A."—AUTOMATIC SUBMERGED ARC. 6. IN JOINTS IN WHICH ONE MEMBER ONLY IS TO BE GROOVED, ARROW POINTS TO THAT MEMBER. 7. DIMENSIONS OF WELD SIZES, INCREMENT LENGTHS, AND SPACINGS, IN INCHES.										

Fig. 9—Legend for Use on Drawings Specifying Arc and Gas Welding.

[APPENDIX.]

[The following is not to be considered as part of the Rules for Fusion Welding and Gas Cutting, but is printed for general information only:]

Note: I and II of the Appendix are to be omitted in their entirety.

[I. Weld Symbols.]

To provide for uniformity when plans are filed with the Borough Superintendent symbols for fusion welding and a method of showing them on drawings shall be shown in Figure 1.]

[II. Sizes, Chemical Composition and Tests of Filler Metal.]

[Standard sizes of filler metal are as follows: 1/16, 3/32, 1/8, 5/32, 3/16, 7/32, 1/4, 5/16 and 3/8 in. in diameter. In the case of coated or covered filler metal, the standard sizes refer to the diameter of the core wire.]

[TABLE 1.—TENSILE REQUIREMENTS FOR DEPOSITED METAL.]

[CHEMICAL COMPOSITION.]

[The filler metal shall be capable of depositing metal conforming to the following requirements as to chemical composition:

Phosphorus, max., per cent 0.04

Sulfur, max., per cent 0.04]

[CHEMICAL ANALYSIS.]

[For arc-welding electrodes, the sample for analysis shall be prepared as follows: A specimen of standard base metal (see Table 1) of sufficient size, shall be prepared, and a pad of five superimposed layers of arc metal deposited thereon. The fifth or top layer shall be ground or machined away and discarded. The fourth layer shall be carefully milled off and used for the analysis specified.]

[For gas-welding rods, the sample for analysis may be prepared as described in preceding paragraphs, except that three layers shall be considered sufficient and the top layer used for the analysis, or analysis may be made of the welding rod. In the latter case, ten rods shall be selected at random from the lot, and milled in such manner as to represent the entire cross-section.]

[TEST SPECIMENS.]

[ALL WELD METAL TENSION TESTS. The deposited metal shall conform to the minimum tensile properties specified in Table 1.]

[SPECIMENS (Test).]

[From each lot of each size of filler metal, a sufficient number of electrodes or welding rods shall be selected at random and a deposited metal specimen prepared. The specimen shall be prepared in accordance with its proposed use.]

[For 1/16, 3/32 and 1/8 in. filler metal, a plate 3/8 in. in thickness shall be prepared as illustrated in Fig. 5 and the sub-size all-weld tension specimen prepared as shown.]

[See Fig. 5]

[For 5/32 in. and larger sizes of filler metal, a plate 3/4 in. in thickness shall be prepared as illustrated in Fig. 6 and the tension specimen prepared as shown.]

[Test plates shall be so supported that warping due to welding shall not throw the finished test plate out of line by an angle of over 5 deg. If plates are warped, they shall be straightened cold before being stress-relieved where required.]

[SPECIAL TESTS. The Borough Superintendent or his representative may require such additional standard tests as will properly develop the strength of the filler metal.]

[RETESTS. If any tension test specimen fails, additional test plates shall be prepared at the direction of the inspector.]

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[ELECTRODES FOR MANUAL WELDING. In the case of coated or covered electrodes for manual welding, about 1 in. of the electrode shall be bare or free from coating at the one end for making contact with the holder. The arc end shall be sufficiently bare to permit easy striking of the arc, but the length of the bare portion of the arc end, measured from the end to the point where the full cross-section of the coating obtains, shall not exceed one nominal diameter.]

[PREPARATION OF FILLER METAL.]

[Uncoated filler metal and the core of coated or covered filler metal shall be of uniform quality free from injurious segregation, oxides, pipe, seams or other irregularities.]

[On coated or covered filler metal, the coatings and coverings shall be such that they are not readily damaged by ordinary handling and shall be of commercially uniform thickness and shall present a workmanlike appearance. Coatings and coverings shall be free from injurious scabs, blisters, abnormal pockmarks, bruises or other surface defects.]

[The surface of gas-welding rods and bare electrodes shall be smooth and free from harmful scale, oil, or grease and shall be plain or copper finished, as specified.]

[Cross-sectional dimensions shall not vary from that specified by more than 3 per cent.]

[REQUIREMENTS FOR ARC WELDS]

Note: III and IV of the APPENDIX are to be omitted in their entirety.

[III. Bare and Lightly Coated Electrodes.]

[WELDING ARC. Unsound weld, insufficient penetration and overlap in general resulting from improper arc length and amount of current and incorrect rate of travel, are prohibited. The characteristics of these different conditions are illustrated in Figs. 7 and 8.]

[DEPTH OF CRATER. The depth of arc crater should not be less than 1/16 in. (see Fig. 8).]

[FIG. 8]

[LENGTH OF ARC. In manual metal arc-welding, proper fusion, penetration and soundness of weld shall be secured by using as short an arc as can be maintained for each form of weld. A typical example of proper arc length for given thickness of base metal and for a 3/8-in. fillet weld is shown in Fig. 9. When properly manipulated, the arc will throw a steady shower of small sparks, and (in the case of bare electrodes) will be accompanied by a regular, crackling, snappy sound with fractional intervals less than

[FIG. 9]

one-half second between explosions. With a given current, the length of arc depends upon the arc voltage which should not exceed 20 volts.]

[CURRENT. The amount of current shall be such as will best suit the arrangement and the thickness of the base metals to be joined. Sizes and current values shall conform to those given in Table 2. In special cases other approved sizes and currents may be specified, when permitted by the Borough Superintendent. The current and voltage used shall be measured by suitable meters, either mounted on the arc welding machine panel, or portable, for use at the point of welding. Allowance shall be made for line drop where the meters are not adjacent to the point of welding.]

[Table 2—Current Values and Sizes of Bare and Lightly Coated Electrodes for Various Sizes of Welds]

Size of Weld In.	Minimum Number of Layers	Electrodes and Current Values
1/4	1	In all these cases use either 5/32-in. electrodes with 160- 180 amps., or 3/16-in. elec- trodes with 180-225 amps.
3/8	1	
1/2	2	
5/8	2	
3/4	3	

[MANUAL OPERATION OF ARC. The arc shall be started by drawing a long arc momentarily to preheat base metal before deposition of filler material to insure thorough fusion at start of weld or it shall be started moving a short arc rapidly back and forward over a limited area at start.]

[In case of a long weld where more than one electrode is used, the arc shall be re-started about 1/4 in. to 3/8 in. ahead of the crater, going back over the crater to properly fill it and keep a uniform contour, thus insuring proper pre-heating as in start of weld.]

[On single layer welds the arc shall progress with either a straight forward motion or an oscillatory motion depending on size of joint to be filled to bring it up to proper contour and insure proper fusion in root zone.]

[In multi-layer welding the first layer shall be deposited by moving the arc in a straight forward motion to secure proper fusion in the root zone, while subsequent layers shall be deposited with an oscillatory motion to build up the weld to the proper contour. The first layer shall be made with an electrode small enough to get through penetration at the root zone.]

[Each layer shall be thoroughly cleaned by brushing or chipping to remove all excess scale and oxides before depositing succeeding layers. The surface of each layer shall be reasonably smooth and uniform in contour.]

[IV. Heavily Coated Electrodes.]

[WELDING PROCEDURE. In making welds with heavily coated electrodes the procedure recommended by the manufacturer of the electrodes being used shall be followed, but if such instructions are not available, the procedures given below shall be followed.]

[CURRENT. The amount of current shall be such as will best suit the arrangement and the thickness of the base metal to be joined. The current ranges in Fig. 10 are given as a guide in selecting the best operating conditions for various electrode sizes and plate thickness for flat, vertical and overhead welding. In special cases, other approved sizes and amounts of current may be specified. The current and voltage used shall be measured by suitable meters, either mounted on the arc welding panel, or portable, for use at the point of welding. Allowance shall be made for line drop where the meters are not adjacent to the point of welding.]

[Current Values and Sizes of Heavily Coated Electrodes for Various Plate Thicknesses for Manually Welded Operations.]

[FIG. 10]

[WELDING PROCEDURE FOR FLAT BUTT WELDS. In making butt welds on bevel joints, weave the electrode from one side of the joint to the other. This weaving may not be necessary on the first pass. These oscillations shall be regulated so that the weld metal fuses into the side walls without directing the arc against the walls. This shall be accomplished by pointing the electrode downward and allowing the outer edges of the arc to play lightly on the walls. A stay shall be made long enough on the turns to insure complete fusion into the side walls.

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The travel speed shall be regulated to limit the thickness of the layer per pass to not more than $\frac{1}{8}$ in.]

[WELDING PROCEDURE FOR VERTICAL AND OVERHEAD BUTT WELDS. One eighth ($\frac{1}{8}$)-in. and 5/32-in. diameter electrodes should be used in the vertical and overhead welding positions, but the 3/16-in. diameter may be used in vertical welding when necessary.]

[Vertical welds shall be made by welding upward. The first pass should be started by oscillating or weaving the electrode from side to side (Fig. 11A) to produce a weld metal bridge across the "V." Then the arc is to be moved rapidly upward for $\frac{1}{2}$ to $\frac{3}{4}$ in. along the bottom of the "V" (Fig. 11B) drawing a long arc (about 30 volts), and then back down to the crater again (Fig. 11C), shortening the arc to its previous length. The movement up and down should require about $\frac{1}{3}$ sec. and should be easily accomplished with a bending action of the wrist. Its purpose is to allow the molten metal in the pool to solidify and to preheat the plates ahead of the crater.]

[Vertical Butt Weld—First Layer.]

[FIG. 11]

[The above cycle of operation shall be repeated all the way up, each time depositing a thin layer of metal on top of the preceding layer. The travel speed on the first pass shall be regulated to limit the deposit to the equivalent of about a $\frac{1}{4}$ -in. fillet weld. On succeeding passes, the thickness shall not exceed $\frac{1}{8}$ or 5/32 in. The successive passes shall be made by this up and down technique or by successive horizontal weaving.]

[If, in making the second and succeeding passes, a procedure similar to that of the first pass shall be used, the motion (Fig. 12) to be across the pool or shelf, then upward and back at one side of the "V," then across the shelf to the other side, and up and back to the shelf again. The up and down motions shall be done rapidly, lengthening the arc while doing so. If the procedure of weaving straight across is used, it shall be similar to the above except that the up and down motion at each end of the shelf is eliminated.]

[Vertical Butt Weld—Second Layer.]

[FIG. 12]

[For overhead butt welds, the procedure shall be the same as that previously described for vertical welds. The electrode shall be pointed upward and sometimes leaning slightly forward as shown in Fig. 13. A shelf on which to work shall be deposited at the start and the cycles of operation shall be the same as those for vertical welding.]

[Overhead Butt Weld.]

[FIG. 13]

[WELDING PROCEDURE FOR FLAT AND OVERHEAD FILLET WELDS. For light fillet welds ($\frac{1}{4}$ in. or less) and the first pass of multiple pass welds, the electrode shall be moved only in the direction of travel. The second and successive passes or heavy single-pass welds ($\frac{3}{8}$ in. for example) shall be made by weaving the electrode in a plane making an angle of about 30 degrees with the underside of the plate, as shown in Fig. 14. The solid line represents actual welding. The dotted line represents an upward skip done in about $\frac{1}{3}$ sec.]

[WELDING PROCEDURE FOR VERTICAL FILLET WELDS. Vertical fillet welds shall be made in the same manner as vertical butt welds.]

[WELDING PROCEDURE FOR MULTI-LAYER FILLET WELDS IN ANY POSITION. In certain cases fillet welds in sizes up to $\frac{3}{8}$ in. may be made in a single pass by holding the electrode at a suitable angle and moving it along at a uniform rate. Where the fillet weld

[Overhead Fillet Weld.]

[FIG. 14]

requires more than one layer, the second and subsequent layers shall be deposited as a complete spread over the previously deposited metal or in two or more parts as shown in Fig. 15.]

[Flat, Vertical, or Overhead Fillet Weld.]

[FIG. 15]

APPENDIX I. REQUIREMENTS FOR ARC AND GAS WELDS.

Technique of Arc Welding.

Manual arc welding shall conform to the following requirements:

Arc length, voltage and amperage shall be suited to the thickness of material, type of groove and other circumstances attending the work.

The electrode manipulation during welding shall be such as to insure that: (1) the base metal is in a fused state when the filler metal makes contact with it; (2) the weld metal does not overflow upon any unfused base metal; (3) the base metal is not undercut along the weld edges; (4) the flowing metal floats slag, oxides and gas bubbles to the surface behind the advancing pool. In case any of these requirements be unattainable by manipulation, the current shall be adjusted or the electrode size changed.

The maximum permitted size of electrode shall be 3/16 inch, except that for horizontal fillet welds it may be 1/4 inch, and, in flat position welding, for the passes following a root pass it may be 5/16 inch.

The maximum thickness of weld metal that may be built up behind the advancing arc shall be 1/8 inch, except that a root pass of a butt weld may be 1/4 inch, and except that a single pass fillet weld, or the root pass of a multi-pass fillet weld, may be made up to the maximum size permitted in the next paragraph.

The maximum size of fillet weld that may be made in one pass shall be 5/16 inch, except that, for vertical welds made upward the maximum size made in one pass shall be 1/2 inch.

Each time the arc is started the electrode travel shall be delayed until base metal fusion at the starting point is assured. At the completion of a pass, the electrode travel shall be delayed sufficiently to fill the arc crater.

After every interruption of the arc except at completion of a pass, the arc shall be restarted ahead of the previous deposit and then moved back to fill the crater; or such alternative technique shall be used as will equally well insure complete filling of the crater, complete fusion between the new and old deposits and the base metal at the point of junction, and complete resultant continuity of weld.

Before welding over previously deposited weld metal, all traces of slag shall be removed from the deposit, by chipping if necessary, and the deposit and adjoining base metal shall be wire-brushed until clean at all points. This requirement shall apply not only to successive layers, but also to successive beads and to the overlapping area wherever a junction is made on starting a new electrode, but it shall not apply to the making of plug and slot welds deposited in the flat position.

In making plug and slot welds the metal may be deposited by a continuous manipulation of the electrodes which will keep the slag molten and floating on the top of the pool. The technique used shall be one which will insure the deposition of sound weld metal free from any slag inclusions and shrinkage cracks.

NOTE. V of the APPENDIX is to be omitted in its entirety.

[V. Requirements for Gas Welds.]

WELDING FLAME. Torches may be either single or multiple flame. The adjustment of the welding flame shall be the same as used in the qualification tests.]

[The size of the inner cone or inner cones shall be regulated for varying thicknesses of base metal so that the

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proper amount of heat and flame condition is obtainable to properly perform the welding operation. The criterion for welding flame regulation is that the inner cone or inner cones should be of a size and character which produce sufficient heat to maintain the welding puddle in a quiet molten state, and to cause fusion of the welding puddle with the base metal.]

[The orifice of the welding tip shall be kept clean at all times during the welding operation so that the regular and symmetrical inner cone or cones can be maintained.]

[WELDING ROD. The size of the welding rod to be used shall be such that the rod shall be of sufficient diameter to maintain the welding puddle in a quiet molten state.]

[STARTING WELDS. In starting a weld, the base metal shall be heated to a dull red for a distance of from 1 to 2 in. along the joint so that the point of welding can be brought to the fusion temperature evenly before welding rod is added. If the weld is stopped for any reason, the same precautions should be observed upon restarting.]

[WELDING TECHNIQUE—GENERAL. The welding torch and welding rod shall be manipulated so as to maintain a definite puddle of molten weld metal without overheating either the base metal or deposited metal. The end of the welding rod shall be kept within the limits of the puddle at all times, particular care being taken not to disturb the rear edge of the puddle which might cause slag on the surface to become entrapped in the weld metal. In manipulating the flame, the tip of the inner cone shall preferably not touch either base metal, puddle or welding rod.]

[Either backhand or forehand technique may be employed. The various positions of welding rod and flame with respect to each other in backhand and forehand techniques are illustrated in Figs. 16 and 17.]

[In carrying the puddle forward, the base metal surfaces just in advance of the puddle shall be prepared for fusion with the puddle by melting sufficient surface metal to remove oxides and expose sound base metal. In some cases this depth of melting may be 1/32 in. or less. Manipulation of the rod and flame in controlling the puddle shall be such that at no time is molten metal from the puddle permitted to flow ahead until this melting has occurred.]

[For welding in positions other than flat, it shall be permissible to carry a fairly shallow puddle for convenience in controlling it. When using backhand technique, this shall be done by distributing the molten metal in the puddle

[FIG. 16]

[Position of Rod and Flame in Backhand Technique.]

[Fillet Weld—Flat Position.]

[Butt Weld—Flat Position.]

[Fillet or Butt Weld—Vertical Position.]

[Fillet or Butt Weld—Horizontal Position.]

[FIG. 17]

[Positions of Rod and Flame in Forehand Technique.]

[Fillet Weld—Flat Position.]

[Butt Weld—Flat Position.]

with the end of the welding rod, providing the puddle is kept sufficiently molten so that surface oxides do not become entrapped in the weld.]

[FILLET WELDS. When fillet welding in the flat position, there is a tendency for the top plate to melt before the bottom plate. This shall be avoided by pointing the flame more against the lower plate as shown in Figs. 16 and 17. It is essential that fusion be secured at the inside corner or root of the joint, the welding rod and inner cone shall be manipulated so this result will be secured. If desired, the welding rod may be stirred lightly, well within the bounds of the puddle, to maintain a shallow puddle and distribute the molten metal so as to obtain readily welds of proper size and shape.]

[BUTT WELDS. When butt welding in the flat position, manipulation of rod and inner cone shall be such that the bottom of the vee is fused together at the same time but

in advance of the upper walls of the vee so that the weight of the puddle does not cause molten metal to sag inside the joint. Where spacing of the joint exceeds 1/6 in., it is allowable to weld the bottom of the vee together in a separate operation, 1/2 in. to 1 in. at one time ahead of the principal point of welding.]

[MULTI-LAYER WELDING. Multiple layer welding may be used in place of single layer welding for all positions of welding and thicknesses of metal, but especially for welds of larger size. The criterion shall be the size of puddle that can most effectively be carried by the welder for the particular position of welding. If the completion of a weld in one layer requires a puddle larger than indicated by this criterion, two or more layers shall be made.]

[The layers of the weld may be made continuously for the full length, or the welding may be done by the "step" method illustrated in Fig. 18.]

[FIG. 18]

["Step" Method of Multi-Layer Welding.]

[Sequence of "Step" Welds Shown by Numbers.]

Technique of Gas Welding

(a) *The welding flame shall be either neutral or slightly reducing, as appropriate for the work.*

The size of the inner cone or cones shall be regulated to suit the thickness of base metal, the criterion being heat production at a rate which maintains a quiet pool of molten metal and causes fusion of the filler metal with both base metal parts. The orifice of the welding tip shall be clean at all times.

(b) *The size of welding rod shall be suited to the base metal thickness, the size of the pool of molten metal to be maintained, and the size of the inner cone or inner cones of the welding flame or flames, the criterion for correct welding-rod size being that it permits maintaining a welding pool of the required size in a quiet molten state.*

(c) *When starting a weld, the base metal shall be heated to a dull red for a distance of 1 to 2 inches along the joint before filler metal is added. Whenever welding is interrupted, this preheating shall be repeated before resuming addition of filler metal.*

(d) *The welding torch and the welding rod shall be manipulated in such manner as to maintain a pool of molten weld metal, without concentrating the heat sufficiently to burn or otherwise injure the base metal or weld metal. The end of the welding rod shall be kept within the pool of molten metal at all times during welding. Special care shall be exercised to avoid disturbance of the rear edge of the pool and thereby to avoid slag becoming entrapped in the molten metal.*

Either backhand or forehand technique may be employed. The weld shall be formed by advancing the welding rod and flame and thereby advancing the pool of molten metal and allowing the metal at the rear end of the pool to freeze progressively. The flame shall be alternately advanced and retracted in such manner as to preheat the base metal surfaces ahead of the advancing pool of metal to a state of surface fusion. The manipulation shall be such as to prevent the pool from overflowing the base metal which has not yet melted at its surface.

When welding in vertical and overhead positions the pool of molten metal shall not be so deep as to flow out of bounds or overflow upon unfused base metal. However, special care shall be exercised to maintain the pool in a sufficiently liquid state to avoid entrapping surface oxides or slag in the weld metal.

(e) *When making fillet welds in the horizontal position, the flame shall be directed more against the horizontal face than against the vertical face. The welding rod and flame shall be manipulated so as to assure thorough fusion at the root.*

(f) *When making butt welds in the flat position, the welding rod and flame shall be manipulated in such manner that the base metal at the root is fused slightly in advance*

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of the higher portions of the walls, in order that the pool of molten metal shall not overflow into the root in advance of where the base metal is fused.

(g) No limit is prescribed for the thickness of weld which may be formed in one layer, except that the welder shall not carry a deeper pool of molten metal than he can effectively control. A weld larger than can be formed with effective control of the pool at all times shall be made in two or more layers.

(h) In multilayer welding, the several layers may be made successively, completing each layer before starting the next, or may be made by the "step" method. When the "step" method is employed, the length of each step need only be sufficient to provide a solid foundation of weld metal for the superimposed layer, except that if annealing of the underlying layers is desired, the length of each step shall be sufficient so that the starting end thereof will cool to at least a black heat before metal is deposited thereon.

[VI. Illustrations of Butt and Fillet Welds.]

Note: VI of the APPENDIX is to be omitted in its entirety.

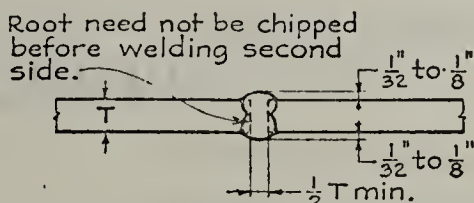
[FIG. 20]

[Single Bevel Butt Weld.]
[Right Fillet Weld.]

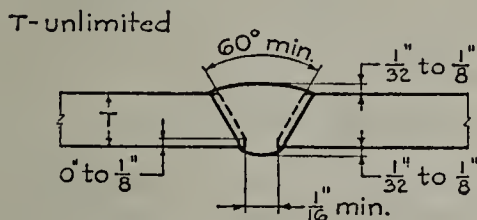
[FIG. 21]

[Single-V Butt Weld.]
[Oblique Fillet Weld.]

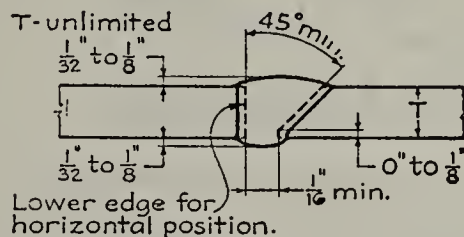
APPENDIX II. ILLUSTRATIONS OF ACCEPTABLE BUTT AND FILLET WELDED JOINTS.



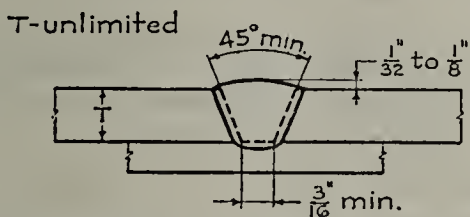
Max. T = $\frac{5}{16}$ "
OPEN SQUARE-BUTT JOINT
WELDED BOTH SIDES



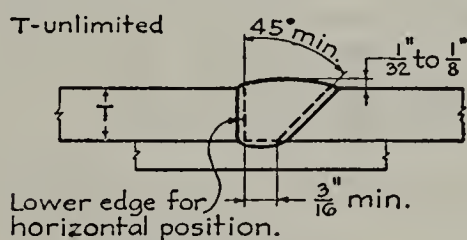
SINGLE-V BUTT JOINT
WELDED BOTH SIDES



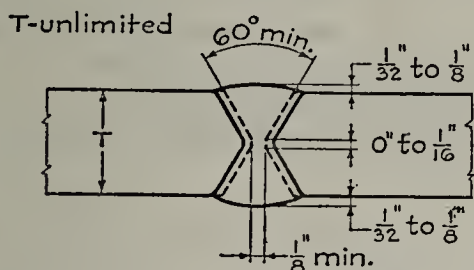
SINGLE BEVEL BUTT JOINT
WELDED BOTH SIDES



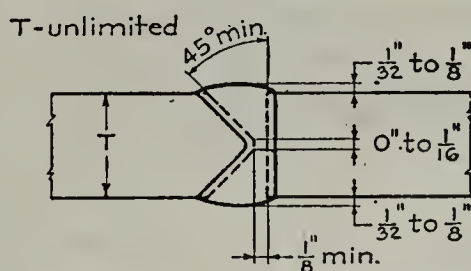
SINGLE-V BUTT JOINT, WELDED
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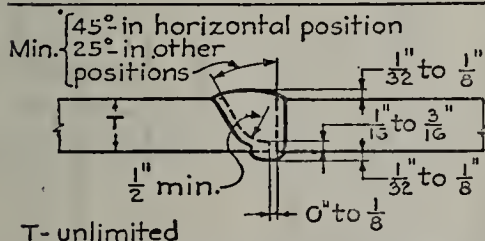
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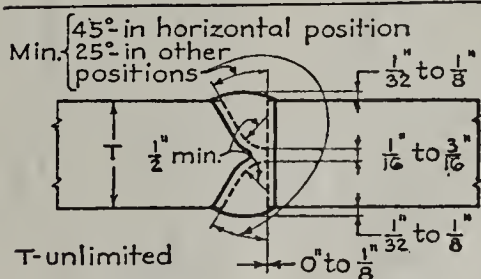
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SINGLE-J BUTT JOINT
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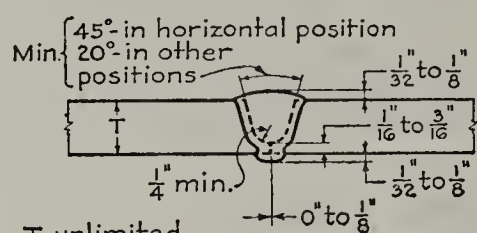
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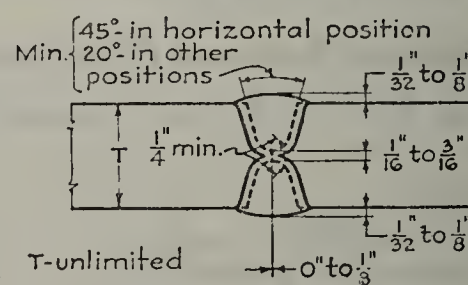
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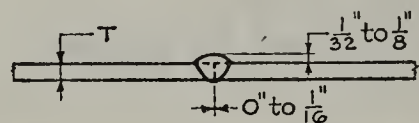
PUBLIC HEARING



**SINGLE-U BUTT JOINT
WELDED BOTH SIDES**

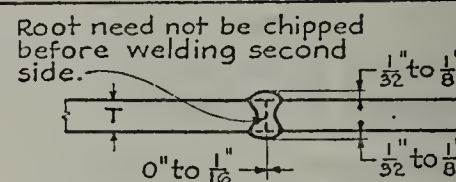


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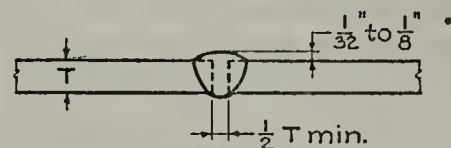
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**SQUARE-BUTT JOINT
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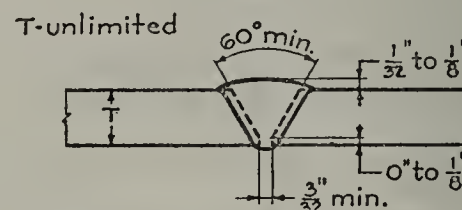
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**SQUARE-BUTT JOINT
WELDED BOTH SIDES**



Effective Throat Thickness = $\frac{3}{4}T$
Max. T = $\frac{1}{4}$

**OPEN SQUARE-BUTT JOINT
WELDED ONE SIDE**



Effective Throat Thickness = $\frac{3}{4}T$

**SINGLE-V BUTT JOINT
WELDED ONE SIDE**

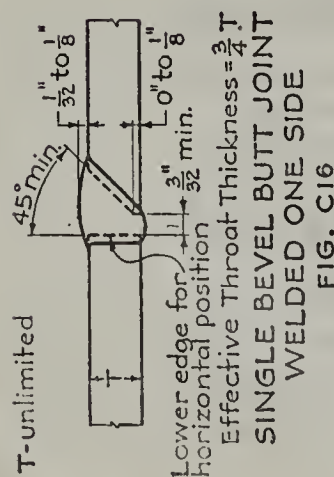
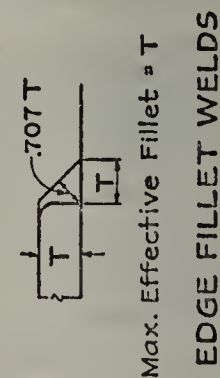
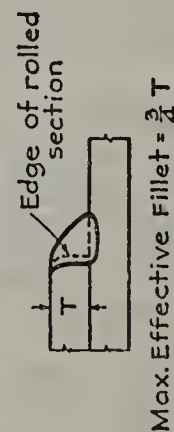
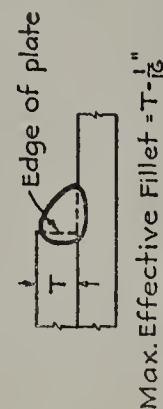
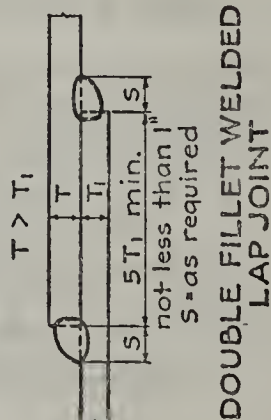


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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 37

DIRECTORY

BOARD OF STANDARDS AND APPEALS

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DEPUTY CHIEF EDWARD CONNORS

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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This issue of the Bulletin contains in the order given—

Court Decision.

Docket.

Rules Directory.

Notice of Hearing Calendar.

Notice of Public Hearing on Proposed Revision of Rules
for Arc and Gas Welding and Oxygen Cutting, Cover-
ing the Specifications for Design, Fabrication and In-
spection of Arc and Gas Welded Structures and the
Qualifications of Welders and Supervisors.

COURT DECISION

Matter of Nappi v. Murdock:—On February 2, 1954, the Board denied an application under Section 7, subdivisions f and i, of the Zoning Resolution, to permit in a residence and business use district, the change of occupancy and the reconstruction and alteration of garage for more than five motor vehicles and motor vehicle repair shop (previously granted by the Board) to gasoline service station, motor vehicle repair shop, lubritorium, auto laundry and office (previously denied by the Board), and to permit the parking of motor vehicles on unbuilt upon portion of plot (previously granted by Board); Cal. No. 1051-21-BZ, Vol. III; Premises 1820-1832 Cropsey Avenue, and 231-243 Bay 19th Street, southeast corner, Borough of Brooklyn.

At Special Term, Supreme Court, Mr. Justice McDonald affirmed the Board, in the following decision:

"This is an application by respondents, the Board of Standards and Appeals, to vacate the order of certiorari, to dismiss the petition upon which it was granted, and to affirm the determination made by the Board of Standards and Appeals in denying the application for a variance made pursuant to sections 7(f) and 7(i) of the Zoning Resolution. In *Reed v. Board of Standards and Appeals* (255 N. Y., 126, at p. 136) the court stated: 'The Board has a wide scope in the exercise of its discretion whenever the discretion to make variances is granted to it. (*Matter of Goldenberg v. Walsh*, 242 N. Y. 576; *People ex. rel. Fordham M. R. Church v. Walsh*, 244 N. Y. 280, 289.) If such an application is denied the only question for the Court is whether the petitioner has been illegally oppressed (*Matter of Larkin Co. v. Schwab*, 242 N. Y. 330, 336).' The record in this proceeding is barren of any proof establishing that the petitioner has been illegally oppressed, or that there was any abuse of discretion, discrimination or other error on the part of the Board of Standards and Appeals. Accordingly the order of certiorari is vacated, the petition dismissed, and the determination of the Board of Standards and Appeals affirmed."

(N. Y. L. J. July 29, 1954, page 4.)

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellant and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

CALENDAR

DOCKET

New Cases filed up to September 7, 1954

Cal. No. Dept. Premises Affected

636-54-BZ—H.B.B.—9612-9624 Seaview avenue and 2016-2024 Rockaway parkway, southeast corner, Block 8328, Lot 25, Borough of Brooklyn, N.B. 899-54—erection and maintenance of gasoline service station, repairs, sales, etc., parking and storage, etc.

637-54-BZ—H.B.M.—64-72 Washington place and 33-36 Washington Square West, southwest corner, Block 552, Lots 22, 24 and 25, Borough of Manhattan, Alt. 566-54—new structure may not occupy more than 60% lot area; yard extending across entire area of lot required, etc.

638-54-A—H.B.M.—64-72 Washington place and 33-36 Washington Square West, southwest corner, Block 552, Lots 22, 24 and 25, Borough of Manhattan, Alt. 566-54—Multiple Dwelling Law re required open spaces, etc.

639-54-BZ—H.B.Bx.—70 East 162nd street and 920-926 River avenue, southeast corner, Block 2484, Lot 15, Borough of The Bronx, Alt. 580-54—conversion of existing 32 car accessory garage (M.D.) to non-transient garage, parking and storage of motor vehicles, etc.

640-54-BZ—H.B.B.—89-99 Ocean avenue, northeast corner of Lincoln road, Block 5024, Lots 1 and 4, Borough of Brooklyn, Alt. 2604-54—proposed use of 1st floor of Multiple Dwelling for catering and restaurant.

641-54-BZ—H.B.Q.—98-02 to 98-14 Jamaica avenue and 87-01 to 87-19 98th street, southeast corner, Block 9286, Lot 123, Woodhaven, Borough of Queens, Alt. 1267-54—extension of parking use, etc.

642-54-BZ—H.B.Q.—130-15 14th avenue and 13-32 121st street, northeast corner, Block 4010, Lot 1, College Point, Borough of Queens, N.B. 1203-52—erection of gasoline service station, lubritorium, storage, etc.

643-54-A—H.B.M.—96 Warren street and 283-289 Greenwich street, northeast corner, 4th floor, Block 137, Lot 15, Borough of Manhattan, Alt. 575-53—provide two lawful means of egress from each floor area including cellar, etc.

644-54-A—H.B.M.—145-147 West 28th street, north side, 176 ft. 1 in. east of 7th avenue, Block 804, Lot 11, Borough of Manhattan, Alt. 812-54—exits from all floors including cellar should comply with Labor Law, etc.

645-54-BZ—H.B.B.—5911-5923 8th avenue and 801-811 60th street, northeast corner, Block 5707, Lot 1, Borough of Brooklyn, N.B. 1746-54—loading berth.

646-54-A—H.B.B.—5911-5923 8th avenue and 801-811 60th street, northeast corner, Block 5707, Lot 1, Borough of Brooklyn, N.B. 1746-54—area excessive—Class III structure.

647-54-BZ—H.B.R.—1260 Hylan boulevard, south side, 29.26 ft. east of Quintard street, Block 3220, Lot 26, Grasmere, Borough of Richmond, Alt. 211-54—gasoline service station, repair shop, etc.

648-54-BZ—H.B.Bx.—2 City Island avenue, southeast corner of Belden street, Block 5637, Lot 1, Borough of The Bronx, Alt. 589-54—proposed extension of restaurant and parking of patrons' cars, etc.

649-54-A—F.D.—126-128 Lenox avenue, east side, 50 ft. 11 in. north of West 116th street, Block 1600, Lot 3, Borough of Manhattan, Decision re Order No. 69782 LF—wet automatic sprinkler system, etc.

650-54-BZ—H.B.Q.—19-67 to 19-73 77th street, east side, 240 ft. north of 21st avenue, Block 946, Lot 58, Jackson Heights, Borough of Queens, N.B. 1383-54—extension of an existing legal non-conforming use.

651-54-A—H.B.R.—1356-1358 Clove road, west side, 84.08 ft. south of Schoharie street, Block 655, Lot 9, West Brighton, Borough of Richmond, Alt. 80-53—living is not permitted in cellar unless the rear yard is at least 30 ft. in depth; sideyard, etc.

652-54-BZ—H.B.B.—8610 Flatlands avenue, southwest corner of East 87th street, Block 8023, Lot 39, Borough of Brooklyn, N.B. 930-54—gasoline service station, lubritorium, auto-laundry (non automatic), etc.; business entrances and show window with 75 ft. of the residence zone.

653-54-BZ—H.B.Q.—32-20 56th street, west side, 165 ft. south of 32nd avenue, Block 1157, Lot 17, Woodside, Borough of Queens, N.B. 2830-54—erection of a structure light manufacturing, showroom, offices, etc.; area excessive.

654-54-BZ—H.B.B.—636-640 86th street and 2-12 Battery avenue, southwest corner, Block 6055, Lots 22 and 23, Borough of Brooklyn, Alt. 2742-54—proposed reconstruction of the existing gasoline station to include grease pits; change of occupancy of the existing two two-car garages to motor vehicle repair shop.

655-54-BZ—H.B.B.—1003 Flatbush avenue, east side, 81 ft. north of Tilden avenue, Block 5126, Lot 5, Borough of Brooklyn, Alt. 2741-54—area excessive.

656-54-A—H.B.M.—1400 Broadway, northeast corner of West 38th street, cellar and 1st floor, Block 814, Lot 19, Borough of Manhattan, Amendment to Alt. 775-54—opening from office space into public lobby on 1st floor must comply; proposed new stairway opening between cellar and 1st floor must be enclosed, etc.

657-54-BZ—H.B.Bx.—1363-1383 Webster avenue, west side, 647.4 ft. north of East 169th street, Block 2887, Lot 157, Borough of The Bronx, N.B. 869-54 and 870-54 gasoline service station, office, lubritorium and sale of parts, non-storage garage, office and motor vehicle repair shop.

658-54-A—F.D.—204-208 25th street, south side, 75 ft. east of 4th avenue, 1st floor, Block 655, Lot 10, Borough of Brooklyn, Order No. 6563-4—Provide that all dip tanks shall be equipped with hinged metal covers held open by a fusible link, etc.

659-54-A—H.B.Q.—118-52 Montauk street, west side, 451.70 ft. north of 120th avenue, Block 12452, Lot 69, St. Albans, Borough of Queens, Alt. 2782-53—frame construction within fire limits; frame coal pockets.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

CALENDAR

RULES

Last Publication in Bulletin

Blended Cements, Rules for Testing and Use of	Nov.	10, 1953—Vol. 38, No. 45
Carbon Dioxide Liquefier, Rules.....	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules.....	July	13, 1937—Vol. 22, No. 27
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April	24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime).....	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules.....	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	July	31, 1951—Vol. 36, No. 31A
Exit Rules (Revolving Doors).....	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Mar.	11, 1952—Vol. 37, No. 11A
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Fire Drill Rules.....	Mar.	4, 1952—Vol. 37, No. 10A
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Fire Retarding Rules for Garages, etc.	Apr.	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of.....	Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for.....	Jan.	21, 1919—Vol. 4, No. 3
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Hatchway Protection.....	June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules.....	Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems.....	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules.....	Nov.	10, 1953—Vol. 38, No. 45A
Opening Protective Assemblies, Rules for Inspection of.....	Apr.	8, 1952—Vol. 37, No. 15A
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings.....	Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules.....	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply).....	Apr.	15, 1952—Vol. 37, No. 16A
Procedure, Rules of.....	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.....	Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June	14, 1949—Vol. 34, No. 24A
Sprinkler, Rules.....	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules.....	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.....	June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).....	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19.....Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

SEPTEMBER 14, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 14, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

20-43-BZ

APPLICANT—George H. Cohn, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and

2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises.

757-53-BZ

APPLICANT—Paul Friedman, for Morris and Israel M.

Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five cars on first and second floors, to office, storage of paper stock and twine on first floor, and manufacture of paper boxes and storage of paper stock on second floor.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

Laid over from June 8, 1954, to September 14, 1954, at request of applicant. Applicant to notify property owners in affected area by registered mail within two weeks of adjourned date.

758-53-A

APPLICANT—Paul Friedman, for Morris and Israel M.

Dolgin, owners (Concord Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

218-54-BZ

APPLICANT—Ingram S. Carner, for Rosalie Krenkel and Louis Mintz, owners.

SUBJECT—Application March 30, 1954—(decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (automatic), storage and sale of accessories and the parking of motor vehicles waiting to be serviced, with an entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—5401-5427 Flatlands avenue and 1187-1197 East 54th street, northeast corner, Block 7780. Lots 9, 14 and 15, Borough of Brooklyn.

Laid over from July 13, 1954, to September 14, 1954, at request of attorney for objectors; no further requests for adjournments.

131-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station and store, to include lubricatorium, car wash, motor vehicle repair shop, store and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191. Lot 19, Whitestone, Borough of Queens.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision without further argument; then to September 14, 1954, applicant to file revised plans.

CALENDAR

132-54-A

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—filed pursuant to section 35, General City Law re premises in bed of proposed widening of Parsons boulevard and 20th avenue.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district portion of a lot located in a residence and unrestricted use, A area district the erection and maintenance of an additional building, using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision without further argument; hearing closed; then to September 14, 1954, for further consideration by the Board and decision; hearing previously closed.

95-54-BZ

APPLICANT—Bishop G. Polizoides, for Sophie Polis, owner.

SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the erection and maintenance of a two family dwelling without the required set back.

PREMISES AFFECTED—111-04 38th avenue, southeast corner of 111th street, Block 1783, Lot 11, Corona, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision; hearing closed; then to September 14, 1954, for decision after applicant has filed revised plan, as suggested.

211-54-BZ

APPLICANT—A. David Rosen, for Henry Bender, owner (George J. Caron and Harry Taylor, lessees).

SUBJECT—Application March 23, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the erection and maintenance of an automobile laundry (automatic), conducted as the principal business of establishment.

PREMISES AFFECTED—36-32 21st street, west side, 123.04 ft. north of 37th avenue, and 36-31 14th street, Block 349, Lot 5, Long Island City, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision; hearing closed; then to September 14, 1954, at 10 A.M. for applicant to file revised plans.

755-53-BZ

APPLICANT—Nathaniel C. Saxc, for Ruby Goldenberg, owner.

SUBJECT—Application October 22, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—31-50 Seagirt avenue and 178 Beach 32nd street, southeast corner (Block 300, Lot 1), Edgemere, Borough of Queens.

Laid over from June 15, 1954, for inspection and decision; date to be set. The applicant has amended the basis of his application to read Section 7, Subdivision h instead of Section 7, Subdivision e; then set for July 27, 1954; then to September 14, 1954, for applicant to file revised plans.

225-36-BZ—Vol. II

APPLICANT—Lamb and Lamb, for The North American Holding Corp., owner.

SUBJECT—Application reopened March 9, 1954, as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and

business use district for a term of twenty years, the use of part of the first floor as stores, in existing class A multiple dwelling.

PREMISES AFFECTED—1188 Grand Concourse and 180-188 East 167th street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

Laid over for inspection and decision; hearing closed; date for decision to be set; and then set for July 27, 1954; then to September 14, 1954, for further consideration.

189-49-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner (Cities Service Oil Company, lessee).

SUBJECT—Application reopened September 22, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station and accessory building to include lubritorium, car washing, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—6571 Broadway, northwest corner of West 260th street, Block 3423N, Lot 1059, Borough of The Bronx.

Laid over from June 29, 1954, for inspection and decision; hearing closed; date for decision to be set; then set for July 27, 1954; then to September 14, 1954, for the applicant to file revised plans.

480-24-BZ—Vol. II

APPLICANT—Jack Oxenhandler, for Lena Oxenhandler, owner (Bell Service Station, lessee).

SUBJECT—Application reopened May 11, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7h and 7i of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension in area of existing gasoline service station to include lubritorium, auto laundry, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1925-1931 Broadway and 2018-2032 Eastern parkway extension, northeast corner, Block 3472, Lot 106, Borough of Brooklyn.

641-30-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Alhen Holding Corp., owner.

SUBJECT—Application reopened February 17, 1953 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the extension in use and area of existing gasoline service station, to be used as a lubritorium, non automatic car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—207-06 Hillside avenue and 88-01 to 8809 207th street, southeast corner, Block 10582, Lot 1, Hollis, Borough of Queens.

441-51-BZ—Vol. II

APPLICANT—Lama, proskauer and Prober, for Joseph Coscia, owner.

SUBJECT—Application reopened January 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution to permit in a residence use, C area district, the alteration and extension of existing building, using more than the area permitted and without the required rear yard, and to permit the change of use from storage garage for more than five motor vehicles, and auto repair shop to storage garage for more than five motor vehicles, auto repair shop, lubrication, car washing and office on first floor and storage garage on second floor.

PREMISES AFFECTED—353-367 91st street, north side, 154 ft. 8 $\frac{5}{8}$ in. west of 4th avenue, Block 6081, Lots 77, 78 and 79, Borough of Brooklyn.

181-41-BZ—Vol. II

APPLICANT—Jerome Voletsky, for Jacques Galef, owner (Jacob Goldstein, lessee).

CALENDAR

SUBJECT—Application reopened July 27, 1954 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—302-308 East 34th street, south side, 80 ft. east of 2nd avenue, Block 939, Lots 55-58, Borough of Manhattan.

478-53-BZ

APPLICANT—Joseph Amaru, for James Muro and Edward Muro, owners.

SUBJECT—Application June 18, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the maintenance of motor vehicle repair shop (including body and fender work), to existing gasoline service station, non storage garage for more than five motor vehicles, lubricatorium, and car washing.

PREMISES AFFECTED—46-01 108th street, southeast corner of 46th avenue, Block 2002, Lot 1, Corona, Borough of Queens.

190-54-BZ

APPLICANT—Henry Nordheim, for Felix and Sadic Itkin and 415 Sound View Avenue, Inc., owners.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under sections 7a, 7e and 21 of the zoning resolution, to permit in a residence use, D arca district, the extension to existing laundry, using more than the arca permitted, and without the required rear yard.

PREMISES AFFECTED—415-421 Sound View avenue, west side, 10.91 ft. north of Underhill avenue and 416 Lcland avenue, Block 3498, Lots 30, 31 and 32, Borough of The Bronx.

220-51-BZ—Vol. II

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application reopened July 8, 1952 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district, the proposed building and the change in occupancy from gasoline oil selling station and the parking and storage of more than five motor vehicles, to gasoline service station, accessory building to include store, utility room, lubricatorium, auto-washing, motor vehicle repairs, storage and sale of accessories and to permit the existing parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neill avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

534-52-A

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application June 19, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neil avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

294-54-BZ

APPLICANT—Ingram S. Carner, for Shellrock Realty Corp., owner.

SUBJECT—Application April 13, 1954—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail and unrestricted use district, the conversion of existing theatre and stores to factory and retail stores.

PREMISES AFFECTED—136-16 to 136-20 Farmers boulevard, west side, 104.76 ft. south of Garrett street, Block 12529, Lot 6, St. Albans, Borough of Queens.

295-54-A

APPLICANT—Ingram S. Carner, for Shellrock Realty Corp., owner.

SUBJECT—Application April 13, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—136-16 to 136-20 Farmers boulevard, west side, 104.76 ft. south of Garrett street, 2nd floor; Block 12529, Lot 6, St. Albans, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 14, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, September 14, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

249-54-A

APPLICANT—Loft Candy Corp., owner.

SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—38-38 9th street, northwest corner of 40th avenue (Block 476, Lot 1), Long Island City, Borough of Queens.

931-50-A

APPLICANT—Keogh, Brennan and Maged, for Cunningham Oaks, Inc., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—215-04, 215-06, 215-10 and 215-12 69th avenue, 69-05, 69-07, 69-09 to 69-17, 69-19 to 69-27 215th street; 69-04, 69-06, 69-08 to 69-16, 69-18 to 69-26 Bell boulevard (Block 7638, Lot 12); 69-11 to 69-51 213th street, 69-04, 69-06, 69-30 to 69-36 215th street; 214-12 and 214-14 69th avenue; 213-05 to 213-29, 214-03, 214-05, 214-09, 214-11 73rd avenue (Block 7636, Lot 7); 210-06 to 210-22, 211-02 to 211-20, 212-02 to 212-16, 213-12 to 213-30, 214-06, 214-08 69th avenue; 210-05 to 210-25, 211-01 to 211-21, 212-01 to 212-21 73rd avenue; 69-05, 69-07, 69-15 to 69-53 210th street; 69-04, 69-06, 69-10 to 69-44, 69-48, 69-50 213th street (Block 7633, Lot 1), Bayside, Borough of Queens.

324-52-A

APPLICANT—Keogh, Brennan and Maged, for Alley Park Housing Corp., owner.

SUBJECT—Application April 23, 1952—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—61-51 to 61-53 Springfield boulevard; 221-52 to 221-78 Horace Harding boulevard; 221-07 to 221-29 64th avenue; 61-20 to 61-78 223rd place; 61-02 to 61-16 224th street (Block 7644, Lot 2); 61-19 to 61-69 and 64-01 to 64-71 223rd place; 61-22 to 61-52 and 64-02 to 64-40 224th street; 223-01 to 223-63 65th avenue (Block 7558, Lot 2); 224-47 to 224-65 67th avenue; 64-03 to 64-39 and 65-27 to 65-57 224th street; 224-02 to 224-64th avenue and 65-01 to 65-25 65th avenue (Block 7660, Lot 2), Bayside, Borough of Queens.

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rudolph and Bertha Pollak, **SUBJECT**—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N.B. 567-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julius DeMasi and Florence Lociceio.

CALENDAR

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Dominick W. Ciminiello.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.

PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Anthony M. and Sarah Capuano.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Cono and Nancy Giardina.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglia, Jr.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rhersen and Beatrice Kaufman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 573-52 (constructed not in accordance with approved plans).

PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Henry and Dorothy Kurtz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11507-52 issued re N.B. 574-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Manuel and Theresa Molines.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Arthur and Julia Sussman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benjamin and Helen Katz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Max Kanak.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

702-53-A

APPLICANT—Ferdinand Savignano, for 176 Grand St. Corp., owner.

SUBJECT—Application September 4, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—176-180 Grand street, north side, 24 ft. 9 in. east of Market place, Block 471, Lot 25, Borough of Manhattan.

394-54-A

APPLICANT—Irving Kudroff, for Gertrude Parkas and Ida G. Levine, owners.

SUBJECT—Application May 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—249-253 William street and 7-11 New Chambers street, northwest corner, Block 119, Lots 37 and 38, Borough of Manhattan.

335-54-A

APPLICANT—Brook Refrigerating Co., Inc., for New York Central Railroad, owner.

SUBJECT—Application March 31, 1954—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—529-533 Westchester avenue, north side, 190 ft. east of Brook avenue, Block 2359, Lot 1, Borough of The Bronx.

524-54-A

APPLICANT—H. G. Meinke, for Consolidated Edison Co., of New York, Inc., owner.

SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—135-169 John street, north side, from Gold street to Hudson avenue, Block 12, Lot 1, Borough of Brooklyn.

894-53-A

APPLICANT—Ervin Palmer, for Daspal Realty Corp., owner.

SUBJECT—Appeal filed December 10, 1953 from an order of the fire commissioner and decisions of the borough superintendent.

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PREMISES AFFECTED—34 West 13th street, south side, 395 ft. east of Avenue of the Americas, Block 576, Lot 22, Borough of Manhattan.

910-53-A

APPLICANT—Leonard F. Rothkrug and Arnold W. Lederer, for Congregation Ahavath Achim (Woodruff Avenue Temple), owner.

SUBJECT—Application December 24, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—151-153 Woodruff avenue, north side, 145 ft. 7½ in. east of Ocean avenue (Block 5054, Lot 62), Borough of Brooklyn.

778-39-A—Vol. IV

APPLICANT—James E. McKillop, for Oak-Cal Realty Corp., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. IV—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—114-126 Green street, south side, 270 ft. east of Franklin street, Block 2522, part of Lots 16, 18 and 22, Borough of Brooklyn.

549-53-A

APPLICANT—B. & B. Cleaners and Tailors, Inc., owner.

SUBJECT—Application July 16, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—198-10 Linden boulevard, south side, 280 ft. east of 198th street, Block 12619, Lot 5, St. Albans, Borough of Queens.

543-53-A

APPLICANT—Pathway Optical Manufacturing Corp., lessee, for Madeira Mercantile Corp., owner.

SUBJECT—Application July 9, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—718 Broadway, east side, 250 ft. north of East 4th street, Block 545, Lot 11; 11th floor, Borough of Manhattan.

156-54-A

APPLICANT—Lec Schoen, for Eugene Schoen and Sons (Amalgamated Laundry Workers Health Center, Inc., owner).

SUBJECT—Application February 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—222-230 East 34th street, south side, 275 ft. east of 3rd avenue, Block 914, Lots 45-49, Borough of Manhattan.

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.

SUBJECT—Application March 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

247-52-A—Vol. II

APPLICANT—H. E. Horwood, for Webster-Hutton Co., owner (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened January 12, 1954 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—3200 Jerome avenue and 15 Van Cortlandt Park east, northeast corner, Block 3323, Lot 36, Borough of The Bronx.

341-54-A

APPLICANT—Joseph Lau, for Elaine McCrea, owner.

SUBJECT—Application (Restored to the docket 9/20/54) filed pursuant to Sec. 310 of the MDL for variation of the requirements of Sec. 27 subdivision 2(b) of the Multiple Dwelling Law as to minimum dimensions of yard; and variation of section 102 subdivision 6(j) and sections 103, 104 and 105 of the MDL as to exits.

PREMISES AFFECTED—297 10th avenue and 501-503 West 27th street, northwest corner, Block 699, Lot 30, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 17, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, September 17, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

1-38-SR

Proposed Revision of Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 21, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 21, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

1446-39-BZ—Vol. III

APPLICANT—A. H. Salkowitz, for North Shore Building Co., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service and selling station, lubricatorium, motor vehicle repairs and office, with a curb cut nearer the residence use district than is permitted and to permit the erection of a sign and sign standard above level of first story and projecting beyond the building line; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—34-67 Francis Lewis boulevard, northeast corner of 35th avenue, Block 6077, Lot 43, White-stone, Borough of Queens.

Laid over from July 20, 1954, to September 21, 1954, for further inspection and decision without further argument; hearing closed.

541-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Rusello, owner.

SUBJECT—Application reopened March 9, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district the combining of two buildings at rear of site into one building to be used as a motor vehicle repair shop, body and fender work, incidental paint and spray work; and to permit the erection and maintenance on the front of the site of a gasoline service station; lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—9001-9011 4th avenue and 402-414 90th street, southeast corner, Block 6082, Lot 6, Borough of Brooklyn.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision without further argument; hearing closed.

814-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis Giancarulo, Dominick Bartenope, G. Carlino Inc., owners.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the demolition of all buildings on the plot and the reconstruction and extension of existing gasoline service station on lot 41 to include lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—94-102 4th avenue and 589-597 Warren street, northwest corner, Block 395, Lots 37-41 inclusive and Lot 43, Borough of Brooklyn.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed.

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147-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruckner Boulevard Leasing Corp., owner.

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the maintenance of existing legal high speed (automatic) auto laundry and to permit the erection and maintenance, for a term of fifteen years of a gasoline service station, lubritorium, motor vehicle repairs, storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—482-504 Utica avenue, west side, from Midwood street to Maple street, 842-850 Maple street and 861-871 Midwood street, Block 4589, Lot 95, Borough of Brooklyn.

Laid over from July 20, 1954, to September 21, 1954, at request of objectors' representative; no further request for adjournment.

202-54-BZ

APPLICANT—Patrick D. Concagh, for Fannie DiLello, owner.

SUBJECT—Application March 18, 1954—(decision of the borough superintendent) under sections 7a, 7c and 7e of the zoning resolution, to permit in a residence use district the extension of accessory building on existing gasoline service station, lubritorium, car wash, motor vehicle repairs and office, to be used for lubritorium and car wash (non automatic).

PREMISES AFFECTED—3020 Eastchester road, east side, 150.06 ft. north of Adey avenue, Block 4766, Lots 43 and 46, Borough of The Bronx.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed.

269-54-BZ

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the extension to existing synagogue and community building using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—109-25 to 109-27 114th street, east side, 212.5 ft. south of 109th avenue, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed.

270-54-A

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—109-25 to 109-27 114th street, east side, 212.5 ft. south of 109th avenue, 1st floor, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

332-54-BZ

APPLICANT—Wechsler and Schinmenti, for 842 Broadway Associates, owner.

SUBJECT—Application April 23, 1954—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business and retail use district the change in occupancy of part of first floor and part of cellar to garage for more than five motor vehicles, by the construction of a ramp and new doors.

PREMISES AFFECTED—842-846 Broadway, northeast corner of East 13th street and 140-150 4th avenue, Block 565, Lot 21, Borough of Manhattan.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed.

375-54-BZ

APPLICANT—Charles C. Weinstein, for Salvator Morfetta, owner.

SUBJECT—Application May 11, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district the erection and maintenance of a storage garage, presently used for parking of our trucks on part of plot.

PREMISES AFFECTED—2841 Bruckner boulevard, northeast corner of Quincy avenue, Block 5306, Lots 103, 104, 107, 109 and 110, Borough of The Bronx.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision without further argument; hearing closed.

741-49-BZ—Vol. II

APPLICANT—Michael Dellacona, for Michael and John Dellacona, owners (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened April 28, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail use district, the extension to accessory building on existing gasoline service station, and the addition of two gasoline storage (550 gal.) tanks.

PREMISES AFFECTED—241-15 Hillside avenue, northwest corner of 252nd street, Block 7909, Lot 1, Bellerose, Borough of Queens.

89-51-BZ—Vol. II

APPLICANT—Charles M. Spindler and Joseph C. Haus, for Celestina Vastano, owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit for a term of fifteen years in a residence use, D area district, the erection and maintenance of a structure to be used as a freight transfer terminal, using more than the area permitted; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—218-228 Hamilton avenue and 690-692 Hicks street, southwest corner and 33-43 Luqueer street, Block 513, Lots 29, 33 and 35, Borough of Brooklyn.

435-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Emil Grolimund, Elizabeth Bischoff and Frieda Finkelstein, owners.

SUBJECT—Application reopened June 16, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—169-02 to 169-10 (official 169-04) Union turnpike and 80-01 to 80-09 169th street, southeast corner, Block 7020, Lot 1, Flushing, Borough of Queens.

139-53-BZ

APPLICANT—Leonard F. Rothkrug, for P. J. Construction Corp., owner.

SUBJECT—Application February 27, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage, nearer to side and rear lot lines than is permitted.

PREMISES AFFECTED—110-40 Jewel avenue, south side, 200 ft. west of 112th street, Block 2231, Lot 26, Forest Hills, Borough of Queens.

199-54-BZ

APPLICANT—M. Martin Elkind, for Arthur I. Kraft, owner.

SUBJECT—Application March 16, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (retail stores).

PREMISES AFFECTED—61-27 to 61-43 Main street and 142-02 61st road, southeast corner, Block 6412, Lot 1, Flushing, Borough of Queens.

221-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Belzer Corp., owner.

SUBJECT—Application April 1, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a kiddie park, pony track, zoo

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area and office; and to permit the parking of patrons cars (no fee to be charged).

PREMISES AFFECTED—1904-1914 Linden boulevard and 788-852 Sheffield avenue, southwest corner, 463-485 Stanley avenue and 801-847 Georgia avenue, entire block, Block 4345, Lot 6, Borough of Brooklyn.

343-54-BZ

APPLICANT—Patrick D. Concagh, for Paris Realty Corp., owner.

SUBJECT—Application May 3, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—367-369 East 154th street, north side, 100 ft. east of Courtland avenue, Block 2401, Lots 35 and 36, Borough of The Bronx.

359-54-BZ

APPLICANT—Charles M. Spindler, for Muller Brothers Holding Corp., owner.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit the extension of storage warehouse located in the business use district portion, to extend into the residence use portion, using more than area permitted in a D area district, and to permit a business entrance nearer the residence use district than is permitted to proposed extension of parking and storage of motor vehicles.

PREMISES AFFECTED—101-08 to 101-28 Queens boulevard and 101-21 to 101-33 67th drive, southwest corner, Block 3171, Lot 28, Forest Hills, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 21, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 21, 1954*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

393-54-A

APPLICANT—J. T. Kelleher, borough superintendent.

OWNERS OF PREMISES—Thomas J. and Margaret White.

SUBJECT—Application May 18, 1954—re Revocation of Certificate of Occupancy Q87507, issued February 24, 1953, re N. B. 5106-52.

PREMISES AFFECTED—150-29 116th street, east side, 98.63 ft. north of North Conduit avenue, Block 11839, Lot 22, Ozone Park, Borough of Queens.

154-52-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Jamco Realty Co., owner (J. A. Melnick Co. Inc., lessee).

SUBJECT—Application reopened July 7, 1954 as Vol. II—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—129 51st street, north side, 206 ft. 8 in. west of 2nd avenue and 138-164 50th street, Block 788, Lot 25, Borough of Brooklyn.

552-54-A

APPLICANT—Charles N. and Selig Whinston, for Louis Katz and Henry Hirsch, owners.

SUBJECT—Application June 29, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—42 East 69th street, south side, 150 ft. west of Park avenue, Block 1383, Lot 43, Borough of Manhattan.

690-53-A

APPLICANT—Julius Chomsky, for Certified Properties, Inc., owner.

SUBJECT—Application reopened June 2, 1954 and restored to docket—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—202 East 12th street, south side, 84 ft. east of 3rd avenue, Block 467, Lot 10, Borough of Manhattan.

704-40-A—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for Murray A. Davis, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—12-14 Hauson road, northeast corner of Beach 13th street, Block 118, Lot 28, Far Rockaway, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 28, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 28, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

108-32-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner (Jack Curtin, lessee).

SUBJECT—Application reopened May 18, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension of accessory building on existing gasoline service station, to including lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, sale of used cars, and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2950-2958 Webster avenue and 401-411 Bedford Park boulevard, northeast corner, Block 3274, Lot 1, Borough of The Bronx.

168-49-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station including lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1441 Westchester avenue, northeast corner of Bronx River avenue, Block 3770, Lot 83, Borough of The Bronx.

790-53-BZ

APPLICANT—William A. Giesen, for Richard Griffin, owner.

SUBJECT—Application October 30, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension in use and area of an existing gasoline service station to include gasoline and oil selling station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories, store and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6161-6199 Broadway, southwest corner of West 251st street, Block 3415, Lots 1182, 1186 and 1187, Borough of The Bronx.

96-54-BZ

APPLICANT—Lawrence M. Rothman, for Louis Tamerlis, and F. L. and George H. Haase, owners.

SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and unrestricted use district, the parking and storage of motor vehicles, with a curb cut in the residence use portion of plot.

PREMISES AFFECTED—683 East 140th street, south side, 92.2 ft. west of Jackson avenue, Block 2568, Lots 14-17, Borough of The Bronx.

108-54-BZ

APPLICANT—Wechsler and Schimmenti for M. Goldstein, owner (Long Island Structural Steel, lessee).

SUBJECT—Application February 15, 1954—(decision of the borough superintendent) under section 19A(h3) of the zoning resolution, to permit in an unrestricted use district, an entrance and exit to off street loading berth, nearer to the intersection than is permitted.

PREMISES AFFECTED—1215 East Bay avenue, north-

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west corner of Casanova street, Block 2771, Lot 138, Borough of The Bronx.

172-54-BZ

APPLICANT—Kenneth W. Milnes, for Thomas M. Crowe, owner.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a retail use district, the reconstruction of existing gasoline service station to include, gasoline service station, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—2000 Victory boulevard, southwest corner of Perry avenue, Block 723, Lot 9, West Brighton, Borough of Richmond.

185-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Vercon Holding Corp., owner.

SUBJECT—Application March 8, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—19-17 to 19-31 Francis Lewis boulevard (19-25 official) and 160-01 to 160-13 Willets Point boulevard, northwest corner, Block 4758, Lot 125, Flushing, Borough of Queens.

251-54-BZ

APPLICANT—John F. Fitzsimons, for William H. Mosebach and Mildred Mosebach, owners.

SUBJECT—Application April 9, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district, the change of occupancy from one family dwelling to two family dwelling.

PREMISES AFFECTED—23-31 Nellis street, northeast side, 96.98 ft. northwest of Williamson avenue, Block 12713, Lot 11, Springfield Gardens, Borough of Queens.

281-54-BZ

APPLICANT—Paul Friedman, for Alice Price, owner.

SUBJECT—Application April 19, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—166-11 Northern boulevard, northwest corner of 167th street, Block 5341, Lot 1, Flushing, Borough of Queens.

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owners.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, for a term of fifteen years, the erection and maintenance of stores, auto show-room, gasoline service station, car-wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading and the parking of patrons' cars.

PREMISES AFFECTED—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road, Block 6666, Lot 1, Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 28, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 28, 1954, at 2 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:*

778-53-A

APPLICANT—John T. Kelleher, borough superintendent. Borough of Queens.

OWNERS OF PREMISES—Herman Haken and H. L. Kreuscher.

SUBJECT—Application October 30, 1953—Revocation of Certificate of Occupancy #Q91444 issued 9/14/53.

PREMISES AFFECTED—106-01 Merrick boulevard, southeast corner of 106th avenue, Block 10237, Lot 5, Jamaica, Borough of Queens.

296-54-A

APPLICANT—Patrick D. Concagh, for Waldorf Astoria Hotel Corp., owner.

OCTOBER 5, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 5, 1954, at 2 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:*

396-47-A—Vol. II

APPLICANT—Sidney Daub, for Manhattanville Neighborhood Center, Inc., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—514 West 126th street, south side, 161 ft. 10 in. west of Amsterdam avenue, Block 1982, Lot 36, Borough of Manhattan.

903-50-A—Vol. II

APPLICANT—Sidney Daub, for Moe Mandell, owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—446 West 36th street, south side, 200 ft. east of 10th avenue, Block 733, Lot 62, Borough of Manhattan.

760-51-A—Vol. II

APPLICANT—Harry Silverman, for The Nansal Corp., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—510 East 72nd street, south side, 198 ft. east of York avenue and 511-513-515 East 71st street, north side, 198 ft. east of York avenue, Block 1483, Lots 9, 10, 11 and 42, Borough of Manhattan.

801-53-A

APPLICANT—Charles M. Spindler, for Beard's Erie Basin, Inc., owner (Kwik Cleaners, lessee).

SUBJECT—Application November 5, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—2 Beard street and 102 Otsego street, northwest corner, Block 606, Lot 5, Borough of Brooklyn.

214-54-A

APPLICANT—Gabriel Nathan, for Arthur Levy, owner.

SUBJECT—Application March 25, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—12 Howard avenue, west side, 40 ft. north of Madison street, Block 1481, Lot 39, Borough of Brooklyn.

690-50-A—Vol. II

APPLICANT—Degenhardt, Miller and Lindberg, for Borden's Farm Products, Division of The Borden Company, owner.

SUBJECT—Application reopened May 18, 1954 as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—35-18 Steinway street and 35-02 35th avenue, southwest corner and 35-01 38th street, 3rd floor, Block 668, Lot 9, Long Island City, Borough of Queens.

130-52-A—Vol. II

APPLICANT—Hexagon Laboratories, Inc., owner.

SUBJECT—Application reopened April 20, 1954, as Vol. II—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—3536 Peartree avenue, north side, 150 ft. east of Boston road, Block 5283, Lot 48, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

PUBLIC HEARING

PROPOSED REVISION OF RULES FOR ARC AND GAS WELDING AND OXYGEN CUTTING, COVERING THE SPECIFICATIONS FOR DESIGN, FABRICATION AND INSPECTION OF ARC AND GAS WELDED STRUCTURES AND THE QUALIFICATIONS OF WELDERS AND SUPERVISORS

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday, September 17, 1954* at 10 A. M., in Room 1013, Municipal Building, Manhattan, on the Proposed Revision of Rules for Arc and Gas Welding and Oxygen Cutting.

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS FEBRUARY 25, 1938.

EFFECTIVE MARCH 21, 1938, AND AMENDED MAY 17, 1940, EFFECTIVE JUNE 10, 1940.

(Cal. No. 1-38-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and C26-514.0 of the Administrative Code (8.6.2.2).

NOTE—New matter in *italics*; old matter in brackets [] to be omitted. All old cuts have been omitted.

SECTIONS OF THE ADMINISTRATIVE CODE OF THE CITY OF NEW YORK, RELATING TO ARC AND GAS WELDING AND OXYGEN CUTTING

SECTIONS:

C26-15.1—Arc welding. A group of welding processes wherein coalescence is produced by heating with an electric arc or arcs, with or without the application of pressure and with or without the use of filler metal. Pressure as herein used refers to pressure necessary to the welding process.

C26-77.1—Gas welding. A group of welding processes where coalescence is produced by heating with a gas flame or flames, with or without the application of pressure and with or without the use of filler metal. Pressure as herein used refers to pressure necessary to the welding process.

C26-103.1—Oxygen cutting. A group of cutting processes wherein the severing of metal is effected by means of the chemical reaction of oxygen with the base metal at elevated temperatures. In the case of oxidation-resistant metals the reaction is facilitated by the use of a flux.

C26-129.0—Root of weld. The points as shown in cross-section at which the bottom of the weld intersects the base metal surfaces.

C26-158.0—Welds, butt, groove, fillet, length and dimensions of.

a) The term "butt weld" shall mean a weld in a butt joint. The term "groove weld" shall mean a weld made in the groove between two members to be joined. The size of a groove weld shall be expressed in terms of joint penetration or depth of chamfering plus the root penetration.

b) The term "fillet weld" shall mean a weld of approximately triangular cross-section joining two surfaces approximately at right angles to each other in a lap joint, tee joint, or corner joint. The size of an equal leg fillet weld shall be expressed in terms of leg length of the largest isosceles right-triangle which can be inscribed within the fillet-weld cross-section. The size of an unequal leg fillet-weld shall be expressed in terms of the leg lengths of the largest right-triangle which can be

inscribed within the fillet-weld cross-section.

c) The term "weld length" shall mean the unbroken length of the full cross-section of the weld exclusive of the length of any craters.

d) The term "weld dimensions" shall be expressed in terms of their size and length.

C26-209.0—Registration; certificate of qualification.

a) The superintendents of all five boroughs sitting as a body shall formulate rules for the examination of applicants for certificates of qualification as required under sections C26-211.0 through C26-213.0. Examinations in each borough shall be based on the rules so adopted.

b) The superintendent shall designate one or more competent persons of his department to conduct examinations, rate applicants and perform any other duties incidental thereto. The examiners for each class of certificate of qualification shall have had the experience, training and knowledge necessary properly to determine the fitness of the applicants for the performance of the duties for which such applicants seek certificates of qualification.

c) Certificates shall be issued to persons whose right to such certificates is established.

C26-211.0—Welders to be qualified.

a) It shall be unlawful for any person to perform welding work on any structural member of a structure without having obtained a certificate of qualification from the superintendent.

b) Before a certificate of qualification may be issued authorizing a person to perform welding work on any structural member of a structure, the person applying for such certificate shall have been qualified as provided in Subdivision b of Section C26-381.0. A certificate of qualification shall be issued to each applicant upon proof of his qualifications and upon the payment of a fee of \$5.00. The annual renewal fee shall be \$2.00.

e) No person shall be eligible for a certificate of qualification to perform welding work as provided in this section unless he is a citizen of the United States of America.

d) The superintendent may revoke or suspend the certificate of qualification of any person whose workmanship on any structural welding is such as to indicate incompetency or negligence which might endanger a structure or result in injury to any person.

C26-324.0—Filler metal.

a) All gas welding rods shall conform to one of the classifications established by the Specifications for Iron and Steel Gas Welding Rods, 1946 edition, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A251-46T; AWS designation A5.2-46T), and shall be suitable for the conditions of intended use.

b) All mild steel electrodes shall conform to one of the classifications established by the Specifications for Mild Steel Arc-Welding

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Electrodes, 1948 edition, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A233-48T; AWS designation A5.1-48T), and shall be suitable for the conditions of intended use.

- c) All electrodes for the welding of steels covered by section C26-323.0 shall conform to one of the appropriate classifications established by the Specification for Low-Alloy Steel Arc-Welding Electrodes, 1948 edition, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A316-48T; AWS designation A5.5-48T) or the Specifications for Corrosion-Resisting Chromium and Chromium-Nickel Steel Welding Electrodes, 1948 edition, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A298-48T; AWS designation A5.4-48) and shall be suitable for the conditions of intended use.

C26-368.0—(Subd. c-7) Welded joints in shear, tension and compression.

- a) Welded joints shall be so proportioned that the maximum stresses shall be less than the following amounts in pounds per square inch:
1. Shear on section through the throat of a weld, or on the faying surface area of a plug or slot weld 13,500
 2. Tension on section through the throat of a butt weld 20,000
 3. Compression on section through the throat of a butt weld 20,000
- b) Maximum fiber stresses in butt welds, due to bending shall be not more than the maximum values allowed above for tension and compression, respectively.
The stress in a fillet weld shall be considered as shear on the throat for any direction of stress. Neither plug nor slot welds shall be assigned any value in resistance to stresses other than shear.

C26-381.0—Workmanship on welded structures.

- a) It shall be unlawful for any person to perform any structural welding work until such person has obtained from the examiners for welders, after examination and submission of evidence of experience and ability, a certificate attesting to his fitness for the performance of such work.
- b) Before the examiners for welders shall issue a certificate of qualification, the applicant shall pass the operator qualification tests prescribed in Part II, Operator Qualification of the Standard Qualification Procedure, 1941 edition, issued by the American Welding Society. Such qualification tests shall be conducted by the examiners for welders or their representatives, but in the discretion of the examiners for welders, documentary or other evidence or both to the effect that the applicant has passed the prescribed qualification tests, conducted by a standard testing laboratory may be accepted as satisfactory proof of such applicant's fitness to make structural welds.
- c) The quality of welds permitted under this title shall conform to the requirements of Section 2, Design of Welded Connections and Section 4, Workmanship of the Standard Code for Arc and Gas Welding in

Building Construction, 1946 edition, of the American Welding Society.

C26-514.0—Welding of structural steel. Fusion welding may be substituted for, or used in combination with, riveting or bolting to connect or assemble the component parts of steel beams, girders, lintels, trusses, columns and other structural steel used in building construction if done under rigid inspection and specification, in accordance with the rules of the board.

C26-515.0—(Subd. e-7) Eccentric loading of structural steel—welded joints.

7. In designing welded joints adequate provision shall be made for bending stresses due to eccentricity in the disposition or section of base metal parts.

C26-519.0—(Subd. f) Bearing and anchoring of steel joists.

- f. Where steel joists have a bearing on masonry or concrete, at least four inches of their length shall be on each such bearing and the joists shall be securely anchored to the masonry or concrete. When bearing on steel, steel joists shall have at least two and one-half inches of their length on each such bearing. The bearing stresses shall be within the allowable working stresses permitted in this title. All joists shall be anchored to supports so as to prevent dislodgment during erection, and they shall be bolted or welded to all steel supports except that in residence structures up to and including four stories in height, the joists may be anchored to steel supports with an anchor made of not less than a three-sixteenths inch bar fastened over the flange of the steel support. Any joists at the end of a panel shall be braced laterally by anchors or ties at each line of bridging.

C26-521.0—(Subds. b-e) Field riveted, bolted and welded connections.

- b) In structures in which the height is over one hundred feet and is more than two and one-half times the minimum horizontal dimension, and in structures one hundred feet or less in height in which the height is more than four times the minimum horizontal dimension, column splices and connections to columns shall be riveted or welded.
- c) In structures over one hundred twenty-five feet in height and in all structures of a special character, connections of beams and girders to columns, and beams and girders bracing columns shall be riveted or welded. Column splices in structures two hundred feet or more in height shall be riveted or welded. Column splices in tier structures less than two hundred feet high, except as provided in the preceding paragraph, may be bolted.
- d) All other field connections may be bolted, except that, in all structures, the connections for supports for running machinery or other moving loads shall be riveted or welded.
- e) Within existing structures steel work for alterations, or additions, except to the main structural framework, which do not affect existing column splices, connections and other riveted or welded work, may be bolted.

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C26-522.0—(Subds. d and e) Painting of structural steel.
d) It shall be unlawful to paint structural steel parts before welding.

e) Parts which are welded in the shop, to be erected by bolts or rivets, shall receive the usual painting if any is required after the shop welding is finished. Parts to be field welded shall receive a coat of linseed oil after shop work is completed, and after erection and field welding, they shall be given two coats of acceptable metal protection if painting is required.

C26-525.0—Oxygen cutting of structural steel permitted. Oxygen cutting may be employed in the fabrication of structural steel members or parts, used in building construction, in accordance with rules of the board.

C26-526.0—Use of oxygen cutting torch.

a) Competence to use oxygen cutting torch. Contractors desiring to do oxygen cutting shall satisfy the superintendent as to their ability to produce satisfactory oxygen cuts.

b) Oxygen cutting of structural steel while carrying stress. It shall be unlawful to do oxygen cutting on any member while it is carrying stress, except for detail cutting to correct minor fabricating errors where the removal of metal resulting from such detail cutting would leave unimpaired the required strength of the members to be cut.

c) Oxygen cut edges. Oxygen cut edges shall be smooth and regular in contour.
d) Oxygen cutting in preparation for welding. Oxygen cutting may be used in the preparation of base metal parts for welding provided the edges are thoroughly cleaned after cutting so as to expose clean steel.

e) Milling of surfaces by oxygen cutting. It shall be unlawful to do oxygen cutting to replace the milling of surfaces.

f) Oxygen cutting of undesigned holes. It shall be unlawful to do oxygen cutting of holes in a member designed without provisions therefor.

g) Radius and area of re-entrant oxygen cut fillets. The radii of re-entrant oxygen cut fillets shall be as large as possible and at least one inch. To determine the net area of members so cut, one-eighth of an inch shall be deducted from the oxygen cut edges.

C26-844.0—(Subd. c-5) Elevator Repairs.

c. Existing installations.

5. Ordinary repairs or replacements on existing installations may be made with parts of equivalent material and at least the equivalent in strength and design to those replaced, without complying with the provisions of this article. Damaged or defected parts shall be wholly or partly replaced in the discretion of the superintendent except that broken parts subject to bending, tension or torsional stress and parts upon which the support of the car depends shall not be welded.

C26-1254.0—Welding of plumbing joints and connections.

a) Joints and connections for water or gas pipe made of brass, copper, black steel or black wrought iron or combination of these materials may be made by welding.

b) It shall be unlawful to weld any galvanized pipe, cast iron pipe or drain, soil or vent pipe of any material.

c) The electrodes, welding wire, and welding rods used in welding shall meet the requirements of C26-324.0. Welding shall be done

in accordance with the American (Welding Society Specifications, March 1, 1936) Standard Code for Pressure Piping B-21.1—1935. (As amended by L L 1940, No. 60, May 16th.)

SCOPE.

[These rules are supplementary and additional to the requirements for Fusion Welding as permitted under C26-514.0 of the Administrative Code (8.6.2.2) reading:

Fusion welding may be substituted for, or used in combination with, riveting or bolting to connect or assemble the component parts of steel beams, girders, lintels, trusses, columns and other structural steel used in building construction if done under rigid inspection and specification, in accordance with the rules of the Board. These Rules also apply to gas cutting.]

These rules are supplementary and additional to the requirements for Arc and Gas Welding as permitted under C26-514.0 of the Administrative Code (8.6.2.2) reading:

Arc and Gas Welding may be employed, either alone or in combination with riveting, bolting, or other connecting means permitted under this chapter for connecting to one another or assembling the component parts of steel beams, girders, lintels, trusses, columns and other structural steel members of buildings, or for connecting steel to wrought iron members of existing buildings, provided that such work be designed and executed in accordance with the provisions of this chapter and the rules of the Board. C26-514.0 of the Administrative Code.

NOTE: Where a reference in parentheses appears after the Administrative Code Section, it refers to the Section of the New Building Code as formerly numbered.

Rule 1. Application For Permits.

1.1 No person shall perform gas or electric welding on structures or parts thereafter erected or to be erected within the City of New York except as provided in these Rules and in conformity with C26-211.0 of the Administrative Code (2.3.2).

1.2 The commencement of any structural welding work is forbidden until an application for a permit to perform such work is filed with and approved by the Borough Superintendent. The Borough Superintendent shall be notified in writing at least 48 hours prior to the date when the structural welding work is to commence. C26-172.0 of the Administrative Code (2.1.1.12).

Rule 2. Definitions.

2.1 [ARC WELDING. A fusion welding process wherein the welding heat is obtained from electric arc formed between the base metal and metal electrode.]

[2.9 FUSION WELDING. Fusion welding is the process of joining metal parts in the molten, or molten and vapor states, without the application of mechanical pressure or blows. Under these rules fusion welding is restricted to arc and gas welding processes. C26-75.0 of the Administrative Code (1.67.)]

ARC WELDING. A group of welding processes wherein coalescence is produced by heating with an electric arc or arcs, with or without the application of pressure and with or without the use of filler metal. Pressure as herein used refers to pressure necessary to the welding process. C26-15.1 of the Administrative Code.

2.2 BASE METAL. The metal upon which the weld or cut is made.

2.3 [BUTT WELD. A butt weld is a weld whose throat lies in a plane disposed approximately 90 degrees with respect to the surfaces of at least one of the parts joined. The size of a butt weld shall

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be expressed in terms of its net or unreinforced throat dimensions in inches. C26-158.0 of the Administrative Code (1.149).]

CONTINUOUS WELD. *A weld, which extends without interruption for its entire length.*

2.4 [CONTINUOUS WELD. A weld which is uninterrupted throughout the length of the joint.]

CRATER. *A depression at the termination of a weld bead.*

2.5 [CRATER. An unfilled concave depression in the fusion area of an arc weld resulting from penetration of the welding arc into the metal thereunder.]

FILLER METAL. Metal especially prepared for addition to the weld. This term shall apply to this material only before deposition (formerly 2.6).

[2.8 FLAT WELD. A weld made by the fusion welding process on a horizontal plane or one inclined not over 45 degrees to the horizontal, the weld being made from the upper side of the parts joined.]

2.6 FLAT POSITION. *The position of welding wherein welding is performed from the upper side of the joint and the face of the weld is approximately horizontal.*

[2.11 GAS WELDING. A fusion welding process in which the heat of welding is supplied by the combustion of oxygen and acetylene or other fuel gas in a suitable torch. Filler metal may be melted from a welding rod. Under these rules, gas welding is restricted to the oxy-acetylene process wherein filler metal is added.]

2.7 GAS WELDING. *A group of welding processes where coalescence is produced by heating with a gas flame or flames, with or without the application of pressure and with or without the use of filler metal. Pressure as herein used refers to pressure necessary to the welding process. C26-77.1 of the Administrative Code.*

2.8 HORIZONTAL POSITION—

[2.7 FILLET WELD. A fillet weld is a weld of approximately triangular cross section, whose throat lies in a plane disposed (inclined) approximately 45 degrees with respect to the surfaces of the parts joined. The size of a fillet weld shall be expressed in terms of the width in inches of its adjacent fused sides. C26-158.0 of the Administrative Code (1.149).]

2.8.1—FILLET WELD. *The position of welding wherein welding is performed on the upper side of an approximately horizontal surface and against an approximately vertical surface.*

[2.12 HORIZONTAL WELD. A weld made by the fusion welding process on a plane vertical or inclined less than 45 degrees with the vertical, the linear direction of the weld being horizontal or inclined not more than 45 degrees to the horizontal.]

2.8.2—GROOVE WELD. *The position of welding wherein the axis of the weld lies in an approximately horizontal plane.*

[2.13 LAYER. A stratum of weld metal of a fusion weld and consisting of one or more interwoven beads.]

2.9 LAYER. *A stratum of weld metal consisting of one or more interwoven beads.*

[2.14 OVERHEAD WELD. A weld made by the fusion welding process on a horizontal plane or one inclined not over 45 degrees to the horizontal, the weld being made from the underside of the parts joined.]

2.10 OVERHEAD POSITION. *The position of weld-*

ing wherein welding is performed from the underside of the joint.

[2.15 OVERLAP. A condition of lack of fusion where the deposited metal has overflowed the fused area of metal.]

2.11 OVERLAP. *Protrusion of weld metal beyond the bond at the toe of the weld.*

[2.10 GAS CUTTING. Gas cutting is the process of severing ferrous metals by means of the chemical behavior of oxygen, in the presence of ferrous metals at high temperatures, to produce a kerf, or cut, of uniform width without burning the edges of the kerf or cut. C26-77.0 of the Administrative Code. (1.69).]

2.12 OXYGEN CUTTING. *A group of cutting processes wherein the severing of metal is effected by means of the chemical reaction of oxygen with a base metal at elevated temperatures. In the case of oxidation-resistant metals, the reaction is facilitated by the use of a flux. C26-103.1 of the Administrative Code.*

2.13 PENETRATION. The linear distance that the deposited metal penetrates below the original surface of the base metal (formerly 2.16).

2.14 PLUG WELD. *A circular weld made by either arc or gas welding through one member of a lap or tee joint joining that member to the other. The weld may or may not be made through a hole in the first member. If a hole is used, the walls may or may not be parallel and the hole may be partially or completely filled with weld metal. (A fillet-welded hole or a spot weld should not be construed as conforming to this definition.)*

[2.17 ROOT. A root is the zone at the bottom of the cross-sectional space provided to contain a fusion weld. C26-312. (CL) of the Administrative Code (1.122).]

2.15 ROOT OF WELD. *The points as shown in cross-section at which the bottom of the weld intersects the base metal surfaces. C26-129 (CL) of the Administrative Code (1.122).*

[2.18 SLOT WELD. A weld made in an enclosed or partially enclosed opening formed in one of the parts of a lap joint.]

2.16 SLOT WELD. *A weld made in an elongated hole in one member of a lap or tee joint joining that member to that portion of the surface of the other member which is exposed through the hole. The hole may be open at one end and may be partially or completely filled with weld metal. (A fillet-welded slot should not be construed as conforming to this definition.)*

2.17 SUPERINTENDENT. Wherever the word "Superintendent" appears in these Rules, it shall mean the Borough Superintendent of Housing and Buildings of the borough having jurisdiction (formerly 2.19).

[2.20 TACK WELD. A weld of random size or shape intended only to fix a member or part thereof of a structure, in correct position preparatory to final welding, and shall not be considered to transmit stress.]

2.18 TACK WELD. *A weld made to hold parts of a weldment in proper alignment until the final welds are made.*

2.19 THROAT. The minimum thickness of a weld along a straight line passing through the root. Throat of a fillet weld is the distance along a line from the root to the hypotenuse at right angles thereto, of the largest isosceles triangle which can be constructed in the cross section of the fillet weld. The throat of a butt weld shall be equal to the thickness of the thinner part joined. C26-53.0 of the Administrative Code (1.144) (formerly 2.21).

[2.22 UNDERCUT. A condition wherein the base and weld metal is melted away leaving a

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depression, the surface of which lies below the designed surface contour of the joint.]

2.20 UNDERCUT. A groove melted into the base metal adjacent to the toe of a weld and left unfilled by weld metal.

[2.23 VERTICAL WELD. A weld made by the fusion welding process on a plane vertical or inclined less than 45 degrees with the vertical, the linear direction of the weld being vertical or inclined not more than 45 degrees to the vertical.]

2.21 VERTICAL POSITION. The position of welding wherein the axis of the weld is approximately vertical.

2.22 WELDS. The term "butt weld" shall mean a weld in a butt joint. The term "groove weld" shall mean a weld made in the groove between two members to be joined. The size of a groove weld shall be expressed in terms of joint penetration or depth of chamfering plus the root penetration.

The term "fillet weld" shall mean a weld of approximately triangular cross-section joining two surfaces approximately at right angles to each other in a lap joint, tee joint or corner joint. The size of an equal leg fillet weld shall be expressed in terms of leg length of the largest isosceles right-triangle which can be inscribed within the fillet-weld cross-section. The size of an unequal leg fillet-weld shall be expressed in terms of the leg lengths of the largest right-triangle which can be inscribed within the fillet-weld cross-section. C26-158.0 of the Administrative Code.

[2.24 WELD DIMENSIONS. The dimensions of a weld shall be expressed in terms of its size and length. C26-158.0 of the Administrative Code (1.149).]

2.23 WELD DIMENSIONS. The term "weld dimensions" shall be expressed in terms of their size and length. C26-158.0 of the Administrative Code.

[2.25 WELD LENGTH. Shall be considered to be the unbroken length of the full cross-section of the weld exclusive of the length of any craters. C26-158.0 of the Administrative Code. (1.149).]

2.24 WELD LENGTH. The term "weld length" shall mean the unbroken length of the full cross-section of the weld exclusive of the length of any craters. C26-158.0 of the Administrative Code.

Rule 3. Design and Supervision.

3.1 The licensed architect or licensed professional engineer designing or supervising the construction of a welded structure shall be experienced and skilled in such work. C26-515.0 (c) (8.6.2.3.3).

3.2 PERMISSIBLE UNIT STRESSES.

In the design of welded structures or parts thereof the stress at every connection must be accurately calculated and the required amount and the exact type and location of weld and filler metal with respect to the parts joined be specified.

[3.2.1 Welded joints shall be so proportioned that the maximum stresses shall be less than the following amounts in pounds per square inch; Shear on section through the throat of a weld 11,300
Tension on section through the throat of a weld 13,000
Compression on section through the throat of a weld 15,000
Maximum fiber stresses due to bending shall not exceed the maximum values allowed above for tension and compression respectively. C26-368.0b (6) of the Administrative Code (7.4.5.6).]

[3.2.2 Stress on a fillet weld shall be considered as shear for any direction of the applied stress.]

3.2.1—Welded joints shall be so proportioned that the maximum stresses shall be less than the following amounts in pounds per square inch:

Shear on section through the throat of a weld, or on the faying surface area of a plug or slot weld 13,500

Tension on section through the throat of a butt weld 20,000

Compression on section through the throat of a butt weld 20,000

Maximum fiber stresses in butt welds, due to bending, shall be less than the maximum values allowed above for tension and compression, respectively. The stress in a fillet-weld shall be considered as shear on the throat for any direction of stress. Neither plug nor slot welds shall be assigned any value in resistance to stresses other than shear. C26-368.0(b)7 of the Administrative Code.

3.2.2 Adequate provision shall be made for bending stresses due to eccentricity in the disposition or section of base metal parts (formerly 3.2.3).

[3.2.4 The allowable compressive strength mentioned in these Rules is not intended to prevent butt welds being used across the entire section to transmit the total compressive stress in compressive flanges of beams, girders, truss plates or compression blocks or other members protected against lateral deflection even though such stress exceeds 15,000 lbs. per sq. in., but not exceeding the maximum allowable compressive stress in the parts joined.]

3.3 WORKING STRESSES FOR WINDLOADS.

When the stress in any member due to wind is less than 33⅓% of the stress due to live and dead loads, it may be neglected. For combined stresses due to wind and other loads, the permissible working stresses may be increased 33⅓%, provided the section thus found is at least that required by the dead and live loads alone. For stresses due to wind only, the permissible working stress shall be the same as for live and dead loads. (C26-372.0, 373.0 and 374.0 of the Administrative Code (7.4.8).)

3.4 WELDED GIRDERS. In welded girders the connection of component parts of flanges to each other and of flanges to webs shall be by continuous or intermittent welds designed to transmit the stress. C26-520(d) of the Administrative Code.

3.5 Girders shall be proportioned either by their moments of inertia or by the flange-area method; in the latter method, when applied to a welded girder having no holes in the web, 1/6 of the web area may be considered a part of the area of each flange.

3.6 BEAMS. The use of continuous beams and girders, shall be permitted provided their welded connections be designed to transmit the stresses involved in continuous beam construction and columns are designed for the moment added by such construction. At the ends of non-continuous beams, the connections shall be designed to avoid excessive secondary stresses due to bending.

[3.7 WELDED COLUMNS. C26-520.0 (e) of the Administrative Code (8.6.2.8.5). Fillet welds connecting the component parts of a built-up column may be either continuous or intermittent. If intermittent, the length of each weld at the ends of the column shall be equal to the least width of the column. The length of the intervening welds shall be at least one and one-half inches, spaced at most four inches in the clear. The size, length and spacing of the fillet welds shall be such as to provide the same strength, per unit of column length, as the allowable shearing stresses in structural steel

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for power driven rivets. Lattice bars and tie plates shall be welded so as to obtain strength equal to that specified in C26-368.0b (6) of the Administrative Code (7.4.5.4). Shearing stresses.]

- [3.7.1 Where column splices are welded, welds must be provided equal in strength to the shear of the standard column splice.]

[3.8 WELDED BUTT JOINTS. The edges of base metal parts, one-quarter inch or more in thickness, transmitting stress by means of butt welds shall be beveled. For single and double "V" joints, the bevel of each part shall be at least 30 degrees. For single and double bevel joints, the bevel shall be at least 45 degrees.

Before welding, the root edge or face of one part shall be separated from the root edge or face of the other part by not less than $\frac{1}{8}$ inch nor more than $\frac{1}{4}$ inch.

Butt welds shall be reinforced by depositing additional metal on the weld to a height extending beyond the surface of the thinnest part joined. The height of such reinforcements shall be at least the following percentages of the thickness of the thinnest part joined; 20 per cent for single "V" and single bevel butt welds, and $12\frac{1}{2}$ per cent on each side, for double "V" and double bevel butt welds. C26-520.0(f) of the Administrative Code (8.6.2.8.6).]

- [3.9 FILLET WELDS. The length of any fillet weld shall be made not less than four times the weld size or else the size of the weld shall be considered not to exceed $\frac{1}{4}$ of the length for purposes of calculating strength under these rules.]

3.7 FILLET WELDS. Intermittent fillet welds may be used to transfer calculated stress across a joint of faying surfaces when the strength required is less than that developed by a continuous fillet weld of the smallest practical size. The effective length of any segment of intermittent fillet welding shall be not less than 4 times the weld size with a minimum of $1\frac{1}{2}$ inches. The clear spacing between the effective lengths of such segments at the edges of plates and the unsupported edges of rolled shapes carrying calculated stress shall not exceed the following number of times the thickness of the thinner part joined:

16 times for compression
24 times for tension

and shall, in no case, be more than 12 inches. The effective length of longitudinal fillet welds at the edges of built-up members shall be not less than the width of the component part joined.

- [3.10 WELDS IN SLOT OR HOLES. When welding inside a slot or hole in a plate or other part, in order to join same to an underlying part, fillet welding may be used along the wall or walls of the slot or hole, but the latter shall not be filled with weld metal or partially filled in such manner as to form a direct weld-metal connection between opposite walls, except that fillet welds along opposite walls may overlap each other for a distance of one-fourth of their size. No slot or hole shall be less in width or diameter than $1\frac{1}{3}$ times its depth.]

3.8 WELDS IN SLOT OR HOLES.

3.8.1—Plug or slot welds may be used in plates not more than one inch thick where subjected principally to shearing stresses or where needed to prevent buckling of lapped parts.

3.8.2—The transverse spacing between slots shall not exceed 8 inches unless the design otherwise prevents excessive transverse bending in the connection.

3.8.3—If the material is not over $\frac{5}{8}$ inch in thickness, the hole shall be filled with weld metal approximately flush with the surface of the

part; if the material is over $\frac{5}{8}$ inch in thickness, the hole shall be filled with weld metal at least to $\frac{5}{8}$ inch in depth.

3.8.4—Holes for plug welds shall be circular. The diameter of the hole shall not be less than the thickness of the part containing the hole plus $\frac{1}{8}$ inch, rounded to the next greater odd sixteenth. It shall not be greater than 3 times the thickness of the weld metal.

3.8.5—The width of slot shall not be less than the above-specified diameter for plug welds. The maximum length of slot shall not exceed 10 times the thickness of the part containing the slot.

3.8.6—The ends of slots shall be semi-circular or shall have the corners rounded to a radius not less than the thickness of the part containing the slot.

3.9 FIELD RIVETED, BOLTED AND WELDED CONNECTIONS. C26-521.0 of the Administrative Code (8.6.2.9) (formerly 3.11).

3.9.1 In tier structures less than 125 feet high, in which the height is less than two and one-half times the minimum horizontal dimension, all column splices and field connections may be bolted (formerly 3.11.1).

3.9.2 In structures in which the height is over 100 feet and is more than two and one-half times the minimum horizontal dimension, and in structures 100 feet or less in height in which the height is more than four times the minimum horizontal dimension, column splices and connections to columns shall be riveted or welded (formerly 3.11.2).

3.9.3 In structures over 125 feet in height and in all structures of a special character, connections of beams and girders to columns, and beams and girders bracing columns shall be riveted or welded. Column splices in structures 200 feet or more in height shall be riveted or welded. Column splices in tier structures less than 200 feet high (except as provided in the preceding paragraph) may be bolted (formerly 3.11.3).

3.9.4 All other field connections may be bolted (except that, in all structures, the connections for supports for running machinery or other moving loads shall be riveted or welded) (formerly 3.11.4).

3.9.5 Within existing structures steel work for alterations, or additions (except to the main structural framework), which do not affect existing column splices, connections and other riveted or welded work, may be bolted (formerly 3.11.5).

3.10 COMPLETION OF WORK

Upon the completion of all structural welding operations, the licensed architect or licensed professional engineer responsible for the design of the structure shall certify to the Borough Superintendent that the fabrication and welding of such structure have been carefully inspected and that the requirements of his design and these Rules have been fulfilled in every respect by the contractor who has done the welding (formerly 3.12).

Rule 4. Board of Examiners for Welders.

- 4.1 The Board of Examiners for Welders provided for in C26-209.0 of the Administrative Code (2.3), shall be appointed by the Commissioner of Housing and Buildings from members of the staff of the Department as recommended by the Borough Superintendents. All certificates of qualification issued shall be uniform for the five Boroughs. There shall be a separate certificate for gas welding and for electric arc welding, which certificates shall not be inter-

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changeable and shall apply specifically to the type of work to be done and shall be issued in accordance with Rule 5.

4.2 WELDERS TO BE QUALIFIED. No person shall perform welding work on any structural member of a structure without having obtained a certificate of qualifications from the Board of Examiners for Welders. C26-211.0 of the Administrative Code (2.3.2).

[4.2.1 Before a certificate of qualification may be issued authorizing a person to perform welding work on any structural member of a structure, the person applying for such certificate shall have submitted to and satisfactorily passed an examination to determine his qualifications, conducted by Board of Examiners for Welders to be appointed by the Commissioner. A certificate of qualification shall be issued to each applicant having proved his qualifications and upon the payment of a fee of Two Dollars. Such certificate shall continue in effect for a period of one year unless sooner revoked or suspended and to be effective thereafter shall be renewed annually. The annual renewal fee shall be One Dollar.]

4.2.1 *Before a certificate of qualification may be issued authorizing a person to perform welding work on any structural member of a structure, the person applying for such certificate shall have been qualified as provided in Subdivision b of Section C26-381.0. A certificate of qualification shall be issued to each applicant upon proof of his qualifications and upon the payment of a fee of five dollars. The annual renewal fee shall be two dollars. C26-211.0 of the Administrative Code.*

4.2.2 No person shall be eligible for a certificate of qualification to perform welding work as provided in this section unless he is a citizen of the United States of America.

4.2.3 The Borough Superintendent may revoke or suspend a certificate of qualification of any person, if workmanship on any structural welding is such as to indicate incompetency or negligence which might endanger a structure or result in injury to humans.

4.2.4 Renewal of a certificate may be made without additional requalification test if the applicant's record indicates satisfactory welding experience during the previous year.

4.2.5 Certificates for gas welding and certificates for electric welding, including provisions for welding performed by each welder for the current year, shall be on forms as approved by the Board of Standards and Appeals.

Rule 5. Qualification Test for Welders.

[5.1 These qualifications tests shall be conducted by the Board of Examiners for Welders or its representative but, in the discretion of the Board of Examiners for Welders documentary or other evidence, or both, that the applicant has passed the qualification test, conducted by a standard testing laboratory or an inspection by the Borough Superintendent or his representative may be accepted as satisfactory proof of the applicant's fitness to make structural welds in accordance with Rule 5.4. Welders performing work outside New York City shall be qualified under this rule. C26-381.0 of the Administrative Code (8.12).]

5.1 *Before the examiners for welders shall issue a certificate of qualification, the applicant shall pass the operator qualification tests prescribed in Part II,*

Operator Qualification of the Standard Qualification Procedure, 1941 edition, issued by the American Welding Society. Such qualification tests shall be conducted by the examiners for welders or their representative, but in the discretion of the examiners for welders, documentary or other evidence or both to the effect that the applicant has passed the prescribed qualification tests, conducted by a standard testing laboratory may be accepted as satisfactory proof of such applicant's fitness to make structural welds. C26-381.0 of the Administrative Code.

[5.2 Qualification for arc welding shall not constitute qualification for gas welding, and vice versa. Qualification for welding with bare electrodes shall not constitute qualification for welding with flux-coated electrodes, and vice versa.]

5.2 *Qualification for arc welding shall not constitute qualification for gas welding, and vice versa.*

5.3 The foregoing provisions are not intended to bar an applicant from further trial in case of one or more failures, or to require [an operator] a welder who has passed the tests to qualify anew for every job he may undertake.

5.4 QUALIFICATION REQUIREMENTS

[5.4.1 Before issuance of a certificate of qualification by the Board of Examiners for welders the applicant shall have passed the qualification tests prescribed as follows:]

[5.4.2 The minimum qualification requirements shall be the welding of test specimens of the type shown in Fig. 2 and specified in Rule 5.4, each specimen to be tested for failure in a reliable tension testing machine and to develop ultimate resistance not less than 80 kips if welded with filler metal of grade 2, 4, 10 or 15; or 67 kips if welded with filler metal of grade 20, 30 or 40.]

[5.4.3 Two specimens shall be welded in the downward or flat welding position, two in the vertical welding position and two in the overhead welding position.]

[5.4.4 The form of test specimen shall be as shown in Fig. 2, consisting of four steel bars or plates connected by four approximately equal fillet welds. The specifications of the bar steel shall conform to Rule 7. The welding edges of the splice bars shall be cut flat and square and any burrs shall be removed. The bars shall be clamped securely together and tack welded in proper position with the splice bars centered on the main bars and the faces of the main bars in true planes, in preparation for the test welding. Welding shall be performed with the same process (arc or gas), the same welding procedure, and the same general type of electrodes or welding rods as are to be used in the work for which the operator is being tested.]

[FIG. 2]

[Welds shall be made as nearly as possible to the designed dimensions, and in conformity with the practices set forth in Rule 6; at every cross-section the weld size in each direction shall be within 1/16 in. of the prescribed 3/8 in.]

5.4.1—*For qualification to make groove welds in material up to and including 3/4 inch thick, the welder shall be required to make a test weld in material 3/8 inch thick as shown in Figure 1(a). (Figure 1(b) may be used for oxy-acetylene welding).*

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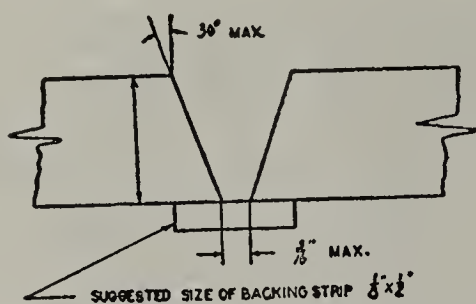


Fig. 1(a)—Butt Joint for Plate $\frac{3}{8}$ In. Thick

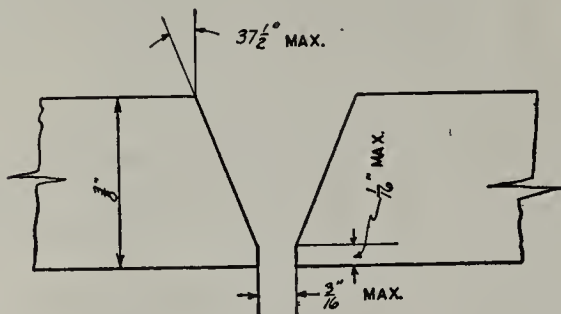


Fig. 1(b)—Alternate Butt Joint for Plate $\frac{3}{8}$ In. Thick (May be Used for the Oxyacetylene Process Only)

For qualification to make groove welds in material over $\frac{3}{4}$ inch thick, the welder shall be required to make a test weld in material 1 inch thick as shown in Figure 2(a). (Fig. 2(b) may be used for oxy-acetylene welding.)

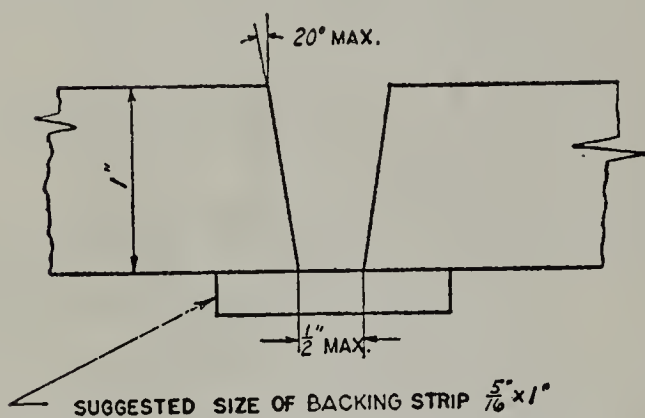


Fig. 2(a)—Butt Joint for Plate 1 In. Thick.

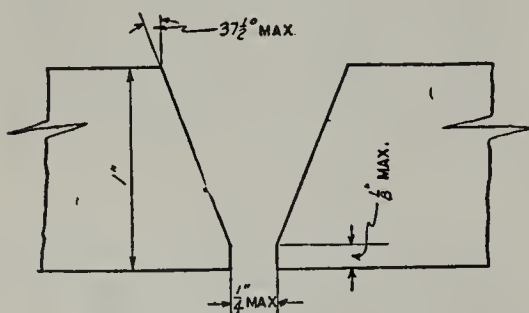


Fig. 2(b)—Alternate Butt Joint for Plate 1 In. Thick (May be Used for the Oxyacetylene Process Only)

If a test weld is made in the one inch thickness, no test need be made in the $\frac{3}{8}$ inch thickness. The prescribed test weld shall be made in the horizontal, vertical and overhead positions by all welders except those welders who are to be permitted to make groove welds only

in the flat position in the shop; such welders shall be required to make a test weld in the flat position only.

5.4.2—For qualification to make fillet welds, a test weld as shown in Figure 3 shall be made in the vertical and overhead positions by each welder except those welders who are to be permitted to make fillet welds only in the flat and horizontal positions in the shop; such welders shall be required to make a test weld in the horizontal position only.

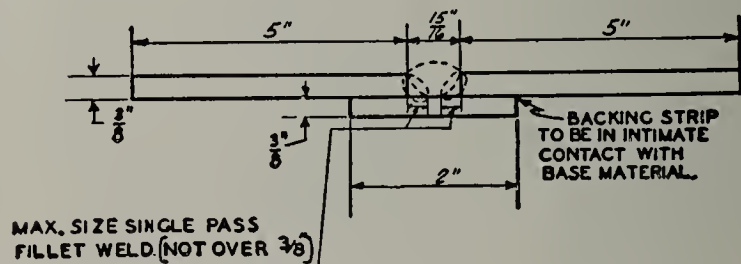
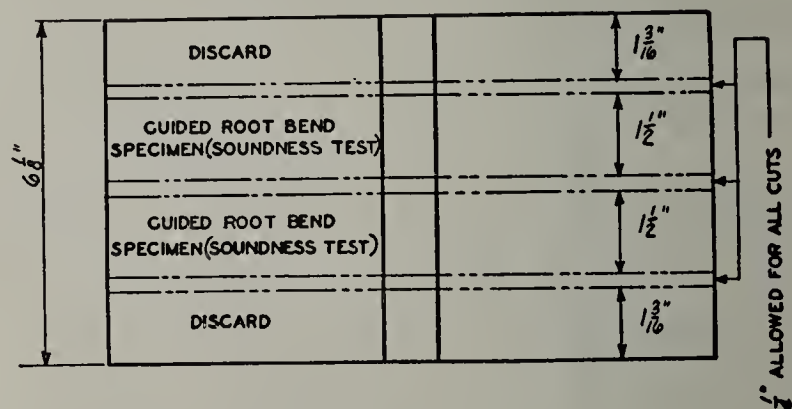
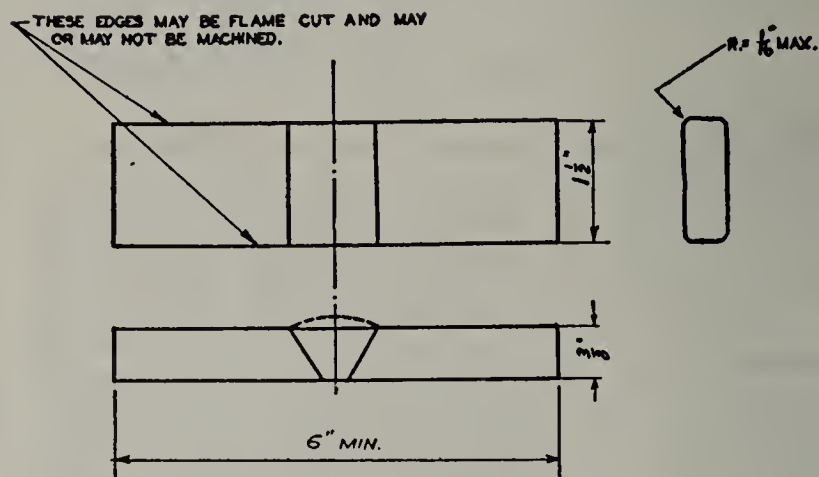


Fig. 3—Test Weld for Soundness Tests

5.4.3—Two specimens as shown in Figure 4 shall be removed from each test groove weld in the $\frac{3}{8}$ inch thick material. Two specimens as shown in Figure 5 shall be removed from each test groove weld in the 1 inch thick material. Two specimens as shown in Figure 6 shall be removed from each test fillet weld.



NOTE: WELD REINFORCEMENT AND BACKING STRIP, IF ANY, SHALL BE REMOVED FLUSH WITH THE SURFACE OF THE SPECIMEN. IF A RECESSED STRIP IS USED THIS SURFACE OF THE SPECIMEN MAY BE MACHINED TO A DEPTH NOT EXCEEDING THE DEPTH OF THE RECESS TO REMOVE THE STRIP, EXCEPT THAT IN SUCH CASES THE THICKNESS OF THE FINISHED SPECIMEN SHALL BE THAT SPECIFIED ABOVE.

Fig. 4—Face- and Root-Bend Specimens

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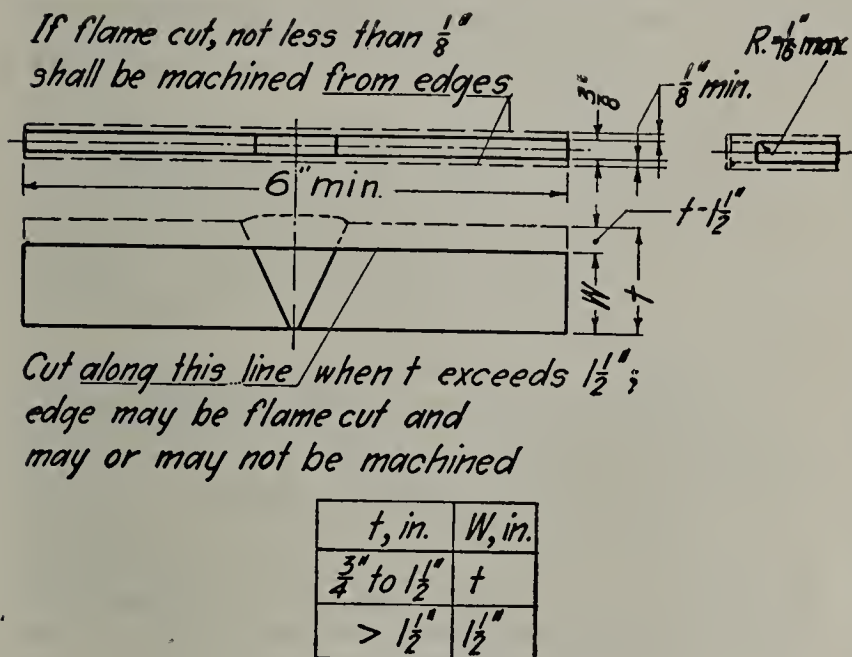


Fig. 5—Side-Bend Specimen

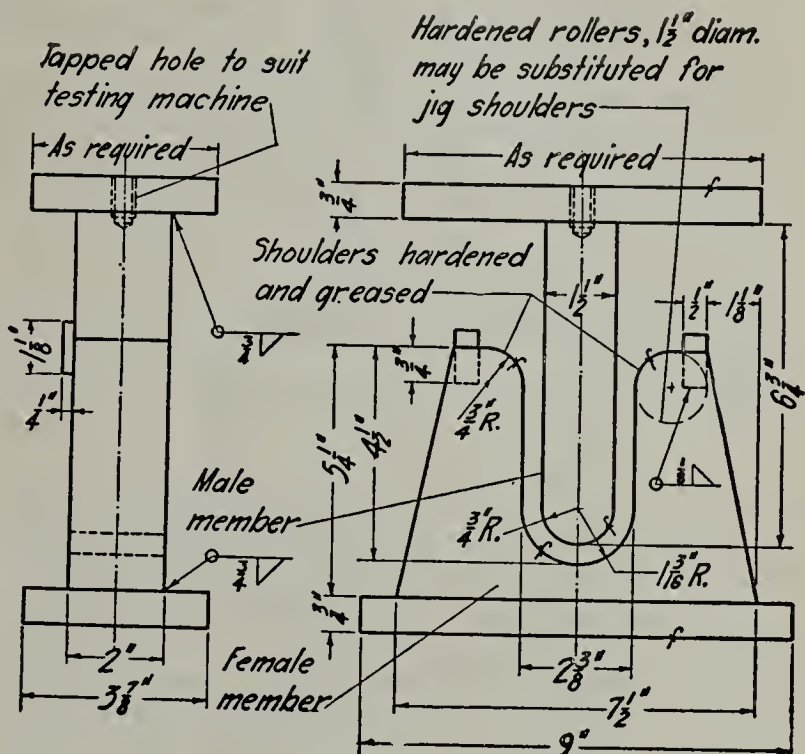


Fig. 7—Guided-Bend Test Jig

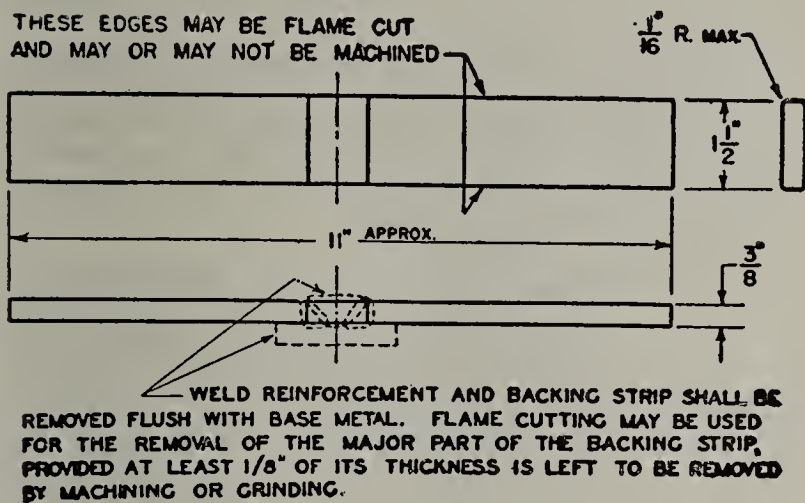


Fig. 6—Fillet-Weld-Soundness Test Specimen

5.4.4—Each of the specimens shall be bent in a jig having a working contour shown in Figure 7 and otherwise substantially in accordance with that figure. Any convenient means may be used for moving the plunger member with relation to the die member.

The specimens shall be placed on the die member of the jig with the weld at mid-span. One of the specimens removed from the $\frac{3}{8}$ inch groove welded material shall be placed with the face of the weld directed toward the gap, the other with the root of the weld directed toward the gap. Both specimens removed from the 1 inch groove-welded material shall be placed with that side showing the greater defects, if any, directed toward the gap. Both fillet welded specimens shall be placed with the root of the weld directed toward the gap. The two members of the jig shall be forced together until the curvature of the specimen is such that a $\frac{1}{32}$ inch diameter wire cannot be passed between the curved portion of the plunger member and the specimen. The specimen shall then be removed from the jig.

5.4.5—The convex surface of each specimen tested shall be examined for the appearance of cracks or other open defects. Any specimen in which a crack or other open defect is present after bending, exceeding $\frac{1}{8}$ inch measured in any direction, shall be considered as having failed. Cracks occurring on the corners of the specimen during testing shall not be considered.

5.4.6—In the foregoing tests, base material and filler metal, conforming to the specifications listed in Rule 7, in an amount adequate to provide for the removal of the required specimens shall be provided. A minimum of $1\frac{1}{8}$ inches from the end of each test weld shall be discarded before removing the test specimens. All welds shall conform to the general requirements of good workmanship and the particular practices set forth in Rule 6.

5.5 RE-TESTS. In case a welder fails to meet the requirements of one or more test welds, a re-test may be allowed under the following conditions:

5.5.1—An immediate re-test may be made which shall consist of two test welds of each type of which he failed, all of which shall meet all the requirements specified for such welds.

5.5.2—A re-test may be made provided there is evidence that the welder has had further training or practice. In this case a complete re-test shall be made.

Rule 6. Quality of Welds.

[The quality of welds permitted under these rules shall conform to the following requirements:

6.1 The quality of Tests Welds and Construction Welds shall fulfill all requirements with regard to shape and internal quality.]

6.1 The quality of welds permitted under these Rules shall conform to the requirements of Section 2, Design of Welded Connections, and Section 4, Workmanship of the Standard Code for Arc and Gas Welding in Building Construction, 1946 edition, of the American Welding Society. C26-381.0 of the Administrative Code, and shall conform to the following:

[6.1.1 All lap welds shall indicate good penetration to the root of the weld and good fusion at both sides of the bead.]

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- [6.1.2 All fillet welds shall show absence of undercutting, proper shape of the bead, lack of overlaps and proper fusion.]
- [6.1.3 All butt welds shall show good fusion without overlapping or undercutting.]
- [6.2 **UNDERSIZE WELDS.** Undersize or undercut welds shall be built up by welding to conform to the weld cross-section called for in the drawings

[FIG. 3]

and specifications. The surface of previously deposited welds shall be cleaned of oxides or slag before any reinforcing weld metal is applied.]

[6.3 SHAPE.]

- [6.3.1 Welds shall conform in shape to those shown on Figs. 3a and 4a and shall not be undersized.]
- [6.3.2 Surfaces of weld shall be reasonably smooth and uniform in contour. Weld metal along the toe of the weld shall not overlap the base metal surface but shall form an intimate contact therewith as shown in Figure 3.]
- [6.3.3 **INTERNAL QUALITY.** The weld metal shall be sound throughout and shall be free from oxides, non-metallic inclusions and gas pockets. The weld metal shall be thoroughly fused with the base metal along all surfaces and edges of union, and shall penetrate into the root of the weld, as shown in Fig. 4a.]

[FIG. 4]

- [6.3.4 **WELD ENDS.** The ends as well as the body of the welds shall conform to all the requirements of Rule 6.]

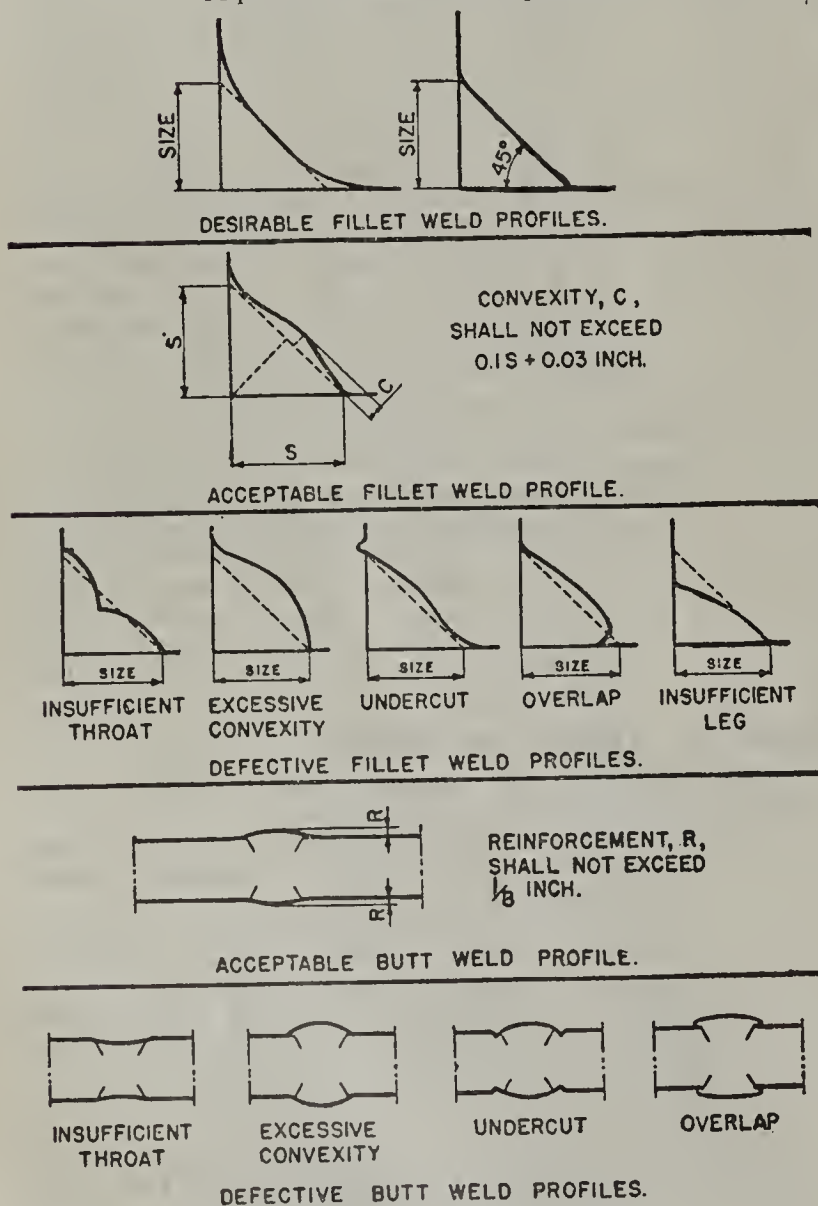


Fig. 8—Acceptable and Defective Weld Profiles

6.1.1—Weld metal shall be solid throughout except that very small gas pockets and small inclusions of oxide or slag may be overlooked if well dispersed.

6.1.2—There shall be complete fusion between the weld metal and the base metal and between successive passes throughout the joint.

6.1.3—Welds shall be free from overlap and the base metal free from undercutting. Acceptable and defective weld profiles are shown in Figure 8.

6.1.4—All craters shall be filled to the full cross-section of the weld.

6.2 Defective or unsound welds shall be corrected by removing or replacing the welds, or where possible, by the removal of the defective portions of base metal and weld metal down to sound metal and the disposition of additional weld metal. A cracked weld shall be removed throughout its entire length, unless by the use of acid etching, magnetic inspection or other equally positive means, the extent of the crack can be ascertained to be limited in which case sound metal 2 inches or more beyond each end of the crack need not be removed.

Rule 7. Specifications [and Tests of] for Welding Materials.

7.1 Structural steel shall conform to A.S.T.M. Specifications A-7-36 or A-9-36.

[7.2 Filler metal (electrodes or welding rods) shall conform to all requirements of A.S.T.M. Specifications A205-37.T and the Borough Superintendent may accept certified test results from a reputable manufacturer that tests have been made in conformance with these specifications.]

7.2 FILLER METAL.

7.2.1—All gas welding rods shall conform to one of the classifications established by the Specifications for Iron and Steel Gas-Welding Rods, 1946 editions, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A251-46T; AWS designation A5.2-46T), and shall be suitable for the conditions of intended use. C26-324.0 (a) of the Administrative Code.

7.2.2—All mild steel electrodes shall conform to one of the classifications established by the Specifications for Mild Steel Arc-Welding Electrodes, 1948 edition, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A233-48T; AWS designation A5.1-48T), and shall be suitable for the conditions of intended use. C26-324.0(b) of the Administrative Code.

7.2.3—All electrodes for welding of steels covered by Section C26-323.0 of the Administrative Code shall conform to one of the appropriate classifications established by the Specifications for Low-Alloy Steel Arc-Welding Electrodes, 1948 edition, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A316-48T; AWS designation A5.5-48T), or the Specifications for Corrosion-Resisting Chromium and Chromium-Nickel Steel Welding Electrodes, 1948 edition, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A298-48T; AWS designation A5.4-48T) and shall be suitable for the conditions of intended use. C26-324.0(c) of the Administrative Code.

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[Rule 8. Gas Cutting of Structural Steel.]

[C26-526.0 (a) to (g) of the Administrative Code (8.6.3.2.1-7 inc.).]

[8.1 Contractors desiring to do gas cutting shall be required to satisfy the Borough Superintendent as to their ability to produce satisfactory gas cuts.]

[8.1.1 Gas cutting shall be done by one experienced in this work and under the continual supervision, as provided in 9.1.]

Rule 8. OXYGEN CUTTING OF STRUCTURAL STEEL.

8.1 USE OF OXYGEN CUTTING TORCH. C26-526.0(a) to (g) of the Administrative Code.

8.1.1—COMPETENCE TO USE OXYGEN CUTTING TORCH. *Contractors desiring to do oxygen cutting shall satisfy the superintendent as to their ability to produce satisfactory oxygen cuts.*

[8.2 Gas cutting on any member while it is carrying stress is prohibited (except for detail cutting to correct minor fabricating errors where the removal of metal resulting from such detail cutting would leave unimpaired the required strength of the members to be cut).]

[8.2.1 Any field cutting of structural members to provide openings or to remove portions of flanges shall not be done, unless provided for in the design.]

8.1.2—OXYGEN CUTTING OF STRUCTURAL STEEL WHILE CARRYING STRESS. *It shall be unlawful to do oxygen cutting on any member while it is carrying stress, except for detail cutting to correct minor fabricating errors where the removal of metal resulting from such detail cutting would leave unimpaired the required strength of the members to be cut.*

[8.3 Gas cut edges shall be smooth and regular in contour.]

8.1.3—OXYGEN CUT EDGES. *Oxygen cut edges shall be smooth and regular in contour.*

[8.4 Gas cutting may be used in the preparation of base metal parts for welding provided the edges are thoroughly cleaned after cutting so as to expose clean steel.]

8.1.4—OXYGEN CUTTING IN PREPARATION FOR WELDING. *Oxygen cutting may be used in the preparation of base metal parts for welding provided the edges are thoroughly cleaned after cutting so as to expose clean steel.*

[8.5 Gas cutting to replace the milling of surfaces is prohibited.]

8.1.5—MILLING OF SURFACES BY OXYGEN CUTTING. *It shall be unlawful to do oxygen cutting to replace the milling of surfaces.*

[8.6 Gas cutting of holes in a member designed without provision therefor is prohibited.]

8.1.6—OXYGEN CUTTING OF UNDESIGNED HOLES. *It shall be unlawful to do oxygen cutting of holes in a member designed without provision therefor.*

[8.7 The radii of reentrant gas cut fillets shall be as large as possible and at least one inch. To determine the net area of members so cut, one-eighth inch shall be deducted from gas cut edges.]

8.1.7—RADIUS & AREA OF RE-ENTRANT OXYGEN CUT FILLETS. *The radii of re-entrant oxygen-cut fillets shall be as large as possible and at least one inch. To determine the net area of members so cut, $\frac{1}{8}$ of an inch shall be deducted from the oxygen cut edges.*

Rule 9. Supervision and Inspection.

9.1 Any welding to be done on a structure or any part thereof shall be performed under the supervision of a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect or licensed engineer. Such agency shall be acceptable to the Borough Superintendent.

9.1.1 The Borough Superintendent may, in the case of minor welding operations, including stairs and fire escapes, waive the requirements for inspection by a testing agency or inspection agency, if in his judgment such inspection may be adequately made by an inspector of welding employed regularly in the Department of Housing and Buildings.

9.2 The agency as provided for in 9.1 shall take adequate means to assure that the preparing, oxygen cutting, assembling and welding of the joints of the structure conform to the design and that the resulting structure is free from deficiencies and injurious defects. He shall keep and submit daily to the licensed architect or licensed professional engineer responsible for the work adequate records of the progress of the work, of difficulties experienced, and of his decision of acceptance and rejection. His records shall allocate a definite and personal responsibility for his acceptance of every weld as to size, location, type of filler metal used and quality of workmanship, and shall evidence that no weld called for in the design has been omitted. He shall require that each welder stamp his identification symbol on his work, and the inspector after inspecting each weld shall do likewise.

9.2.1 He shall inspect for defects and irregularities, plate cracks adjacent to or behind welds, crater cracks or cracks in the weld metal.

9.2.2 He shall gauge all welds for deficiency of throat or other critical cross-section.

9.2.3 He shall carefully observe and reject undercutting, overlap or lack of fusion at edges of weld, lack of penetration, or porosity, location of craters, size and shape of bead, and order occasional chipping to determine penetration and correct all or any irregularities of workmanship contrary to the design.

9.3 The contractor who is to do welding shall be approved by the Borough Superintendent. He shall submit to the Borough Superintendent a statement that the work will be done in accordance with these rules and the Administrative Code and shall include in such statement, the detailed procedure he proposes to follow, which shall include the following:

That each welder or group of welders shall be under the continual supervision of an experienced foreman.

That only welders qualified under these rules be employed. Each welder shall exhibit, when required, his Certificate of Qualification.

That each welder shall be provided with proper gauges to check his work.

That the foreman shall be able to read blueprints and shall lay out and allocate the work each welder is to perform and he shall carefully observe the burn-off of the electrode; the fusion, and penetration of crater; the formation of the bead; and the sound of the arc.

That only the base metal and filler metal conforming to the job specifications and these rules be used.

That the welding equipment furnished shall have proper characteristics to allow good work. That whenever deemed necessary by the Borough Superintendent, such tests of the finished welds, shall be made as required by him.

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Rule 10. Workmanship on Welded Structures.

- 10.1 The quality of welds permitted under this title shall conform to the requirements of Section 2, Design of Welded Connections, and Section 4, Workmanship of the Standard Code for Arc and Gas Welding in Building Construction, 1946 edition, of the American Welding Society. C26-381.0(c) of the Administrative Code.
- 10.2 The arrangement of the joints to be welded shall be such as to enable the [operator] welder to have an unobstructed view of the surfaces to be welded at all times during the welding operation. (formerly 10.1)
- [10.2 Welds found deficient in dimensions, but not in quality may be enlarged by additional welding. Where a deficient weld renders the weld inaccessible or has caused new conditions which would make reinforcement dangerous or ineffectual, the weld shall be removed and original conditions restored or in lieu thereof a revised design, correcting this condition shall be submitted to the Borough Superintendent. Any weld found deficient in quality, size or made contrary to the requirements of these rules shall be removed by chipping or melting and shall be remade. The weld metal shall be removed throughout its depth to clean base metal. A cracked weld shall be removed throughout its entire length.]
- [The cutting or chipping of a weld shall not extend into the base metal. In removing welds, care shall be taken not to burn or otherwise injure the base metal and after melting the exposed base metal shall be cleaned by chipping and wire brushing.]
- 10.3 Welds found deficient in dimensions, but not in quality may be enlarged by additional welding. Where a deficient weld renders the weld inaccessible or has caused new conditions which would make reinforcement dangerous or ineffectual, the weld shall be removed and original conditions restored or in lieu thereof a revised design, correcting this condition, shall be submitted to the Borough Superintendent.
- In removing defective parts of a weld, the gouging, chipping or grinding, shall not extend into the base metal any substantial amount beyond the depth of weld penetration unless cracks or other defects exist in the base metal.
- 10.4 All complete-penetration butt welds, except when produced with the aid of a backing or welded from both sides in square-edge material not more than 5/16 inch thick with root opening not less than one-half the thickness of the thinner part joined, shall have the root of the initial layer gouged or chipped out on the back side before welding is started from that side. Butt welds made with the use of a backing of the same material as the base metal shall have the weld metal thoroughly fused with the backing. Backing strips may be removed by means of oxygen cutting, after welding is completed, provided the weld surface is left flush or slightly convex with full throat thickness.
- 10.5 To insure soundness, the ends of butt welds carrying stresses approaching the maximum allowable working stress shall be extended past the edges of the parts joined, by means of short extension bars providing a similar joint preparation and having a width not less than the thickness of the thicker part joined. If extension bars are removed upon completion of the weld, the ends of the weld shall be smooth and flush with the edges of the abutting parts. Where

the metal is not more than 3/4 inch in thickness, the extension bars may be omitted if the ends of the butt weld are chipped or cut down to solid metal, and side welds are applied to fill out the ends to the same reinforcement as the faces of the weld.

[10.3 TACK-WELDS. In making tack-welds, the same precautions should be observed as when starting welds. Where a designed weld will later be made over the tack-weld, the tack-weld shall be made with the same care as required for designed welds.]

[Whenever tack-welds are located where a designed weld will later be made, they shall be made according to the foregoing requirements. When encountered in the final welding operation, they shall be thoroughly fused in with the final weld. Tack-weld should be thickest at the center and should taper at both ends for convenience in carrying the regular weld over the tack-weld (see Fig. 19).]

10.6 Tack welds located where the final welds will later be made shall be subject to the same quality requirements as the final welds. Where tack welds are encountered in the final welding, they shall be cleaned and fused thoroughly with the final weld. Defective, cracked or broken tack welds shall be removed before final welding.

10.7 Surfaces to be welded shall be free from mill scale, rust, paint or other foreign matter. A thin coat of linseed oil or its equivalent over the surfaces to be welded need not be removed. These provisions shall apply to new structures and where new steel is to be welded to steel in any existing structure.

Structural steel shall not be painted on any areas where shop or field welding is to be performed except that a coat of linseed oil without pigment may be used for temporary protection. However, structural members which have been painted, may be welded, provided that the paint is completely removed from the areas to be welded. Parts which are welded in the shop, to be erected by bolts or rivets, shall receive the usual painting if any is required after the shop welding is finished. Parts to be field welded shall receive a coat of linseed oil after shop work is completed, and after erection and field welding, they shall be given two coats of acceptable metal protection if painting is required. C26-522.0 of the Administrative Code (8.6.2.10). (formerly 10.4)

10.8 Where rivets are under load there shall be no welding at the connections between structural members so riveted unless precautions are taken to prevent loss of tension of rivet in a manner approved by the Borough Superintendent. (See [3.11.5]3.9.5. (formerly 10.5))

10.9 In assembling and during welding the component parts of a built up member shall be held by sufficient clamps or other adequate means shall be employed for temporary fastening the members together and bracing the framework until the joints are welded. This shall consist of erection bolts or positive devices impairing sufficient strength and stiffness to resist all temporary weights and lateral forces, including wind.

For all welded structures, erection bolts, or equivalent means shall be employed for temporarily supporting the members, and existing loads, and for insuring proper alignment.

The temporary support of girders carrying columns or other heavy loads shall be made rigid by such means as shall be designed by the licensed architect or licensed professional engineer in charge and approved by the Borough Superintendent.

In tier building erection, members shall not be erected more than two tiers, or more than one-column

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length above any column connections yet unwelded. (formerly 10.6)

10.10 The welder shall be protected by adequate covering against high winds, rain, snow or sleet.

Where there is an accumulation of water, ice or snow in the joint to be welded, same shall be removed and the joint made dry before welding.

[No welding shall be done where the prevailing atmospheric temperature is below 25 degrees Fahrenheit unless the base metal at the starting point of the weld shall be pre-heated, nor in any case where the prevailing atmospheric temperature is below zero.]

No welding shall be done when the temperature of the base metal is below 0°F. At temperatures between 32° and 0°F, the surface of all areas within three inches of the point where a weld is to be started, shall be heated to a temperature at least warm to the hand before welding is started.

Rule 11. Metal Chimneys, Tanks, Stairs and Fire-Escapes.

Metal Chimneys, Tanks, Stairs and Fire-Escapes and all material entering into their construction, when welded, shall conform to these Rules.

11.1 Stairs and fire-escapes shall be considered as light structural steel and where shop welded, shall have attached thereto a tag or label, affixed by the standard Testing Agency, to the effect that these Rules have been complied with.

Rule 12. Welding Symbols.

12.1 To provide for uniformity when plans are filed with the Borough Superintendent, welding shall be designated by symbols conforming to the Standard Welding Symbols of the American Welding Society as given in Figure 9.

ARC AND GAS WELDING SYMBOLS									
TYPE OF WELD									
BEAD	FILLET	GROOVE				PLUG & SLOT	FIELD WELD	WELD ALL AROUND	FLUSH
LOCATION OF WELDS									
ARROW (OR NEAR) SIDE OF JOINT		OTHER (OR FAR) SIDE OF JOINT		BOTH SIDES OF JOINT					
SEE NOTE 5		INCLUDED ANGLE		SIZE				WELD ALL AROUND	
SIZE		ROOT OPENING		SEE NOTE 5				PITCH OF INCREMENTS	
FLUSH		SIZE		OFFSET IF STAGGERED					

1. THE SIDE OF THE JOINT TO WHICH THE ARROW POINTS IS THE ARROW (OR NEAR) SIDE AND THE OPPOSITE SIDE OF THE JOINT IS THE OTHER (OR FAR) SIDE.
2. ARROW SIDE AND OTHER SIDE WELDS ARE SAME SIZE UNLESS OTHERWISE SHOWN.
3. SYMBOLS APPLY BETWEEN ABRUPT CHANGES IN DIRECTION OF JOINT OR AS DIMENSIONED. (EXCEPT WHERE ALL AROUND SYMBOL IS USED).
4. ALL WELDS ARE CONTINUOUS AND OF USER'S STANDARD PROPORTIONS, UNLESS OTHERWISE SHOWN.
5. TAIL OF ARROW USED FOR SPECIFICATION REFERENCE (TAIL MAY BE OMITTED WHEN REFERENCE NOT USED.)
E. G. "C. A."—AUTOMATIC SHIELDED CARBON ARC
"S. A."—AUTOMATIC SUBMERGED ARC.
6. IN JOINTS IN WHICH ONE MEMBER ONLY IS TO BE GROOVED, ARROW POINTS TO THAT MEMBER.
7. DIMENSIONS OF WELD SIZES, INCREMENT LENGTHS, AND SPACINGS, IN INCHES.

Fig. 9—Legend for Use on Drawings Specifying Arc and Gas Welding.

[APPENDIX.]

[The following is not to be considered as part of the Rules for Fusion Welding and Gas Cutting, but is printed for general information only:]

Note: I and II of the Appendix are to be omitted in their entirety.

[I. Weld Symbols.]

To provide for uniformity when plans are filed with the Borough Superintendent symbols for fusion welding and a method of showing them on drawings shall be shown in Figure 1.]

[II. Sizes, Chemical Composition and Tests of Filler Metal.]

[Standard sizes of filler metal are as follows: 1/16, 3/32, 1/8, 5/32, 3/16, 7/32, 1/4, 5/16 and 3/8 in. in diameter. In the case of coated or covered filler metal, the standard sizes refer to the diameter of the core wire.]

[TABLE 1.—TENSILE REQUIREMENTS FOR DEPOSITED METAL.]

[CHEMICAL COMPOSITION.]

[The filler metal shall be capable of depositing metal conforming to the following requirements as to chemical composition:

Phosphorus, max., per cent 0.04

Sulfur, max., per cent 0.04]

[CHEMICAL ANALYSIS.]

[For arc-welding electrodes, the sample for analysis shall be prepared as follows: A specimen of standard base metal (see Table 1) of sufficient size, shall be prepared, and a pad of five superimposed layers of arc metal deposited thereon. The fifth or top layer shall be ground or machined away and discarded. The fourth layer shall be carefully milled off and used for the analysis specified.]

[For gas-welding rods, the sample for analysis may be prepared as described in preceding paragraphs, except that three layers shall be considered sufficient and the top layer used for the analysis, or analysis may be made of the welding rod. In the latter case, ten rods shall be selected at random from the lot, and milled in such manner as to represent the entire cross-section.]

[TEST SPECIMENS.]

[ALL WELD METAL TENSION TESTS. The deposited metal shall conform to the minimum tensile properties specified in Table 1.]

[SPECIMENS (Test).]

[From each lot of each size of filler metal, a sufficient number of electrodes or welding rods shall be selected at random and a deposited metal specimen prepared. The specimen shall be prepared in accordance with its proposed use.]

[For 1/16, 3/32 and 1/8 in. filler metal, a plate 3/8 in. in thickness shall be prepared as illustrated in Fig. 5 and the sub-size all-weld tension specimen prepared as shown.]

[See Fig. 5]

[For 5/32 in. and larger sizes of filler metal, a plate 3/4 in. in thickness shall be prepared as illustrated in Fig. 6 and the tension specimen prepared as shown.]

[Test plates shall be so supported that warping due to welding shall not throw the finished test plate out of line by an angle of over 5 deg. If plates are warped, they shall be straightened cold before being stress-relieved where required.]

[SPECIAL TESTS. The Borough Superintendent or his representative may require such additional standard tests as will properly develop the strength of the filler metal.]

[RETESTS. If any tension test specimen fails, additional test plates shall be prepared at the direction of the inspector.]

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[ELECTRODES FOR MANUAL WELDING. In the case of coated or covered electrodes for manual welding, about 1 in. of the electrode shall be bare or free from coating at the one end for making contact with the holder. The arc end shall be sufficiently bare to permit easy striking of the arc, but the length of the bare portion of the arc end, measured from the end to the point where the full cross-section of the coating obtains, shall not exceed one nominal diameter.]

[PREPARATION OF FILLER METAL.]

[Uncoated filler metal and the core of coated or covered filler metal shall be of uniform quality free from injurious segregation, oxides, pipe, seams or other irregularities.]

[On coated or covered filler metal, the coatings and coverings shall be such that they are not readily damaged by ordinary handling and shall be of commercially uniform thickness and shall present a workmanlike appearance. Coatings and coverings shall be free from injurious scabs, blisters, abnormal pockmarks, bruises or other surface defects.]

[The surface of gas-welding rods and bare electrodes shall be smooth and free from harmful scale, oil, or grease and shall be plain or copper finished, as specified.]

[Cross-sectional dimensions shall not vary from that specified by more than 3 per cent.]

[REQUIREMENTS FOR ARC WELDS]

Note: III and IV of the APPENDIX are to be omitted in their entirety.

[III. Bare and Lightly Coated Electrodes.]

[WELDING ARC. Unsound weld, insufficient penetration and overlap in general resulting from improper arc length and amount of current and incorrect rate of travel, are prohibited. The characteristics of these different conditions are illustrated in Figs. 7 and 8.]

[DEPTH OF CRATER. The depth of arc crater should not be less than 1/16 in. (see Fig. 8).]

[FIG. 8]

[LENGTH OF ARC. In manual metal arc-welding, proper fusion, penetration and soundness of weld shall be secured by using as short an arc as can be maintained for each form of weld. A typical example of proper arc length for given thickness of base metal and for a 3/8-in. fillet weld is shown in Fig. 9. When properly manipulated, the arc will throw a steady shower of small sparks, and (in the case of bare electrodes) will be accompanied by a regular, crackling, snappy sound with fractional intervals less than

[FIG. 9]

one-half second between explosions. With a given current, the length of arc depends upon the arc voltage which should not exceed 20 volts.]

[CURRENT. The amount of current shall be such as will best suit the arrangement and the thickness of the base metals to be joined. Sizes and current values shall conform to those given in Table 2. In special cases other approved sizes and currents may be specified, when permitted by the Borough Superintendent. The current and voltage used shall be measured by suitable meters, either mounted on the arc welding machine panel, or portable, for use at the point of welding. Allowance shall be made for line drop where the meters are not adjacent to the point of welding.]

[Table 2—Current Values and Sizes of Bare and Lightly Coated Electrodes for Various Sizes of Welds]

Size of Weld In.	Minimum Number of Layers	Electrodes and Current Values
1/4	1	In all these cases use either 5/32-in. electrodes with 160-180 amps., or 3/16-in. electrodes with 180-225 amps.
3/8	1	
1/2	2	
5/8	2	
3/4	3	

[MANUAL OPERATION OF ARC. The arc shall be started by drawing a long arc momentarily to preheat base metal before deposition of filler material to insure thorough fusion at start of weld or it shall be started moving a short arc rapidly back and forward over a limited area at start.]

[In case of a long weld where more than one electrode is used, the arc shall be re-started about 1/4 in. to 3/8 in. ahead of the crater, going back over the crater to properly fill it and keep a uniform contour, thus insuring proper pre-heating as in start of weld.]

[On single layer welds the arc shall progress with either a straight forward motion or an oscillatory motion depending on size of joint to be filled to bring it up to proper contour and insure proper fusion in root zone.]

[In multi-layer welding the first layer shall be deposited by moving the arc in a straight forward motion to secure proper fusion in the root zone, while subsequent layers shall be deposited with an oscillatory motion to build up the weld to the proper contour. The first layer shall be made with an electrode small enough to get through penetration at the root zone.]

[Each layer shall be thoroughly cleaned by brushing or chipping to remove all excess scale and oxides before depositing succeeding layers. The surface of each layer shall be reasonably smooth and uniform in contour.]

[IV. Heavily Coated Electrodes.]

[WELDING PROCEDURE. In making welds with heavily coated electrodes the procedure recommended by the manufacturer of the electrodes being used shall be followed, but if such instructions are not available, the procedures given below shall be followed.]

[CURRENT. The amount of current shall be such as will best suit the arrangement and the thickness of the base metal to be joined. The current ranges in Fig. 10 are given as a guide in selecting the best operating conditions for various electrode sizes and plate thickness for flat, vertical and overhead welding. In special cases, other approved sizes and amounts of current may be specified. The current and voltage used shall be measured by suitable meters, either mounted on the arc welding panel, or portable, for use at the point of welding. Allowance shall be made for line drop where the meters are not adjacent to the point of welding.]

[Current Values and Sizes of Heavily Coated Electrodes for Various Plate Thicknesses for Manually Welded Operations.]

[FIG. 10]

[WELDING PROCEDURE FOR FLAT BUTT WELDS. In making butt welds on bevel joints, weave the electrode from one side of the joint to the other. This weaving may not be necessary on the first pass. These oscillations shall be regulated so that the weld metal fuses into the side walls without directing the arc against the walls. This shall be accomplished by pointing the electrode downward and allowing the outer edges of the arc to play lightly on the walls. A stay shall be made long enough on the turns to insure complete fusion into the side walls.

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The travel speed shall be regulated to limit the thickness of the layer per pass to not more than $\frac{1}{8}$ in.]

[WELDING PROCEDURE FOR VERTICAL AND OVERHEAD BUTT WELDS. One eighth ($\frac{1}{8}$)-in. and 5/32-in. diameter electrodes should be used in the vertical and overhead welding positions, but the 3/16-in. diameter may be used in vertical welding when necessary.]

[Vertical welds shall be made by welding upward. The first pass should be started by oscillating or weaving the electrode from side to side (Fig. 11A) to produce a weld metal bridge across the "V." Then the arc is to be moved rapidly upward for $\frac{1}{2}$ to $\frac{3}{4}$ in. along the bottom of the "V" (Fig. 11B) drawing a long arc (about 30 volts), and then back down to the crater again (Fig. 11C), shortening the arc to its previous length. The movement up and down should require about $\frac{1}{3}$ sec. and should be easily accomplished with a bending action of the wrist. Its purpose is to allow the molten metal in the pool to solidify and to preheat the plates ahead of the crater.]

[Vertical Butt Weld—First Layer.]

[FIG. 11]

[The above cycle of operation shall be repeated all the way up, each time depositing a thin layer of metal on top of the preceding layer. The travel speed on the first pass shall be regulated to limit the deposit to the equivalent of about a $\frac{1}{4}$ -in. fillet weld. On succeeding passes, the thickness shall not exceed $\frac{1}{8}$ or 5/32 in. The successive passes shall be made by this up and down technique or by successive horizontal weaving.]

[If, in making the second and succeeding passes, a procedure similar to that of the first pass shall be used, the motion (Fig. 12) to be across the pool or shelf, then upward and back at one side of the "V," then across the shelf to the other side, and up and back to the shelf again. The up and down motions shall be done rapidly, lengthening the arc while doing so. If the procedure of weaving straight across is used, it shall be similar to the above except that the up and down motion at each end of the shelf is eliminated.]

[Vertical Butt Weld—Second Layer.]

[FIG. 12]

[For overhead butt welds, the procedure shall be the same as that previously described for vertical welds. The electrode shall be pointed upward and sometimes leaning slightly forward as shown in Fig. 13. A shelf on which to work shall be deposited at the start and the cycles of operation shall be the same as those for vertical welding.]

[Overhead Butt Weld.]

[FIG. 13]

[WELDING PROCEDURE FOR FLAT AND OVERHEAD FILLET WELDS. For light fillet welds ($\frac{1}{4}$ in. or less) and the first pass of multiple pass welds, the electrode shall be moved only in the direction of travel. The second and successive passes or heavy single-pass welds ($\frac{3}{8}$ in. for example) shall be made by weaving the electrode in a plane making an angle of about 30 degrees with the underside of the plate, as shown in Fig. 14. The solid line represents actual welding. The dotted line represents an upward skip done in about $\frac{1}{3}$ sec.]

[WELDING PROCEDURE FOR VERTICAL FILLET WELDS. Vertical fillet welds shall be made in the same manner as vertical butt welds.]

[WELDING PROCEDURE FOR MULTI-LAYER FILLET WELDS IN ANY POSITION. In certain cases fillet welds in sizes up to $\frac{3}{8}$ in. may be made in a single pass by holding the electrode at a suitable angle and moving it along at a uniform rate. Where the fillet weld

[Overhead Fillet Weld.]

[FIG. 14]

requires more than one layer, the second and subsequent layers shall be deposited as a complete spread over the previously deposited metal or in two or more parts as shown in Fig. 15.]

[Flat, Vertical, or Overhead Fillet Weld.]

[FIG. 15]

APPENDIX I. REQUIREMENTS FOR ARC AND GAS WELDS.

Technique of Arc Welding.

Manual arc welding shall conform to the following requirements:

Arc length, voltage and amperage shall be suited to the thickness of material, type of groove and other circumstances attending the work.

The electrode manipulation during welding shall be such as to insure that: (1) the base metal is in a fused state when the filler metal makes contact with it; (2) the weld metal does not overflow upon any unfused base metal; (3) the base metal is not undercut along the weld edges; (4) the flowing metal floats slag, oxides and gas bubbles to the surface behind the advancing pool. In case any of these requirements be unattainable by manipulation, the current shall be adjusted or the electrode size changed.

The maximum permitted size of electrode shall be 3/16 inch, except that for horizontal fillet welds it may be 1/4 inch, and, in flat position welding, for the passes following a root pass it may be 5/16 inch.

The maximum thickness of weld metal that may be built up behind the advancing arc shall be 1/8 inch, except that a root pass of a butt weld may be 1/4 inch, and except that a single pass fillet weld, or the root pass of a multi-pass fillet weld, may be made up to the maximum size permitted in the next paragraph.

The maximum size of fillet weld that may be made in one pass shall be 5/16 inch, except that, for vertical welds made upward the maximum size made in one pass shall be 1/2 inch.

Each time the arc is started the electrode travel shall be delayed until base metal fusion at the starting point is assured. At the completion of a pass, the electrode travel shall be delayed sufficiently to fill the arc crater.

After every interruption of the arc except at completion of a pass, the arc shall be restarted ahead of the previous deposit and then moved back to fill the crater; or such alternative technique shall be used as will equally well insure complete filling of the crater, complete fusion between the new and old deposits and the base metal at the point of junction, and complete resultant continuity of weld.

Before welding over previously deposited weld metal, all traces of slag shall be removed from the deposit, by chipping if necessary, and the deposit and adjoining base metal shall be wire-brushed until clean at all points. This requirement shall apply not only to successive layers, but also to successive beads and to the overlapping area wherever a junction is made on starting a new electrode, but it shall not apply to the making of plug and slot welds deposited in the flat position.

In making plug and slot welds the metal may be deposited by a continuous manipulation of the electrodes which will keep the slag molten and floating on the top of the pool. The technique used shall be one which will insure the deposition of sound weld metal free from any slag inclusions and shrinkage cracks.

NOTE. V of the APPENDIX is to be omitted in its entirety.

[V. Requirements for Gas Welds.]

WELDING FLAME. Torches may be either single or multiple flame. The adjustment of the welding flame shall be the same as used in the qualification tests.]

[The size of the inner cone or inner cones shall be regulated for varying thicknesses of base metal so that the

PUBLIC HEARING

proper amount of heat and flame condition is obtainable to properly perform the welding operation. The criterion for welding flame regulation is that the inner cone or inner cones should be of a size and character which produce sufficient heat to maintain the welding puddle in a quiet molten state, and to cause fusion of the welding puddle with the base metal.]

[The orifice of the welding tip shall be kept clean at all times during the welding operation so that the regular and symmetrical inner cone or cones can be maintained.]

[WELDING ROD. The size of the welding rod to be used shall be such that the rod shall be of sufficient diameter to maintain the welding puddle in a quiet molten state.]

[STARTING WELDS. In starting a weld, the base metal shall be heated to a dull red for a distance of from 1 to 2 in. along the joint so that the point of welding can be brought to the fusion temperature evenly before welding rod is added. If the weld is stopped for any reason, the same precautions should be observed upon restarting.]

[WELDING TECHNIQUE—GENERAL. The welding torch and welding rod shall be manipulated so as to maintain a definite puddle of molten weld metal without overheating either the base metal or deposited metal. The end of the welding rod shall be kept within the limits of the puddle at all times, particular care being taken not to disturb the rear edge of the puddle which might cause slag on the surface to become entrapped in the weld metal. In manipulating the flame, the tip of the inner cone shall preferably not touch either base metal, puddle or welding rod.]

[Either backhand or forehand technique may be employed. The various positions of welding rod and flame with respect to each other in backhand and forehand techniques are illustrated in Figs. 16 and 17.]

[In carrying the puddle forward, the base metal surfaces just in advance of the puddle shall be prepared for fusion with the puddle by melting sufficient surface metal to remove oxides and expose sound base metal. In some cases this depth of melting may be 1/32 in. or less. Manipulation of the rod and flame in controlling the puddle shall be such that at no time is molten metal from the puddle permitted to flow ahead until this melting has occurred.]

[For welding in positions other than flat, it shall be permissible to carry a fairly shallow puddle for convenience in controlling it. When using backhand technique, this shall be done by distributing the molten metal in the puddle

[FIG. 16]

[Position of Rod and Flame in Backhand Technique.]

[Fillet Weld—Flat Position.]

[Butt Weld—Flat Position.]

[Fillet or Butt Weld—Vertical Position.]

[Fillet or Butt Weld—Horizontal Position.]

[FIG. 17]

[Positions of Rod and Flame in Forehand Technique.]

[Fillet Weld—Flat Position.]

[Butt Weld—Flat Position.]

with the end of the welding rod, providing the puddle is kept sufficiently molten so that surface oxides do not become entrapped in the weld.]

[FILLET WELDS. When fillet welding in the flat position, there is a tendency for the top plate to melt before the bottom plate. This shall be avoided by pointing the flame more against the lower plate as shown in Figs. 16 and 17. It is essential that fusion be secured at the inside corner or root of the joint, the welding rod and inner cone shall be manipulated so this result will be secured. If desired, the welding rod may be stirred lightly, well within the bounds of the puddle, to maintain a shallow puddle and distribute the molten metal so as to obtain readily welds of proper size and shape.]

[BUTT WELDS. When butt welding in the flat position, manipulation of rod and inner cone shall be such that the bottom of the vee is fused together at the same time but

in advance of the upper walls of the vee so that the weight of the puddle does not cause molten metal to sag inside the joint. Where spacing of the joint exceeds 1/6 in., it is allowable to weld the bottom of the vee together in a separate operation, 1/2 in. to 1 in. at one time ahead of the principal point of welding.]

[MULTI-LAYER WELDING. Multiple layer welding may be used in place of single layer welding for all positions of welding and thicknesses of metal, but especially for welds of larger size. The criterion shall be the size of puddle that can most effectively be carried by the welder for the particular position of welding. If the completion of a weld in one layer requires a puddle larger than indicated by this criterion, two or more layers shall be made.]

[The layers of the weld may be made continuously for the full length, or the welding may be done by the "step" method illustrated in Fig. 18.]

[FIG. 18]

[“Step” Method of Multi-Layer Welding.]

[Sequence of “Step” Welds Shown by Numbers.]

Technique of Gas Welding

(a) *The welding flame shall be either neutral or slightly reducing, as appropriate for the work.*

The size of the inner cone or cones shall be regulated to suit the thickness of base metal, the criterion being heat production at a rate which maintains a quiet pool of molten metal and causes fusion of the filler metal with both base metal parts. The orifice of the welding tip shall be clean at all times.

(b) *The size of welding rod shall be suited to the base metal thickness, the size of the pool of molten metal to be maintained, and the size of the inner cone or inner cones of the welding flame or flames, the criterion for correct welding-rod size being that it permits maintaining a welding pool of the required size in a quiet molten state.*

(c) *When starting a weld, the base metal shall be heated to a dull red for a distance of 1 to 2 inches along the joint before filler metal is added. Whenever welding is interrupted, this preheating shall be repeated before resuming addition of filler metal.*

(d) *The welding torch and the welding rod shall be manipulated in such manner as to maintain a pool of molten weld metal, without concentrating the heat sufficiently to burn or otherwise injure the base metal or weld metal. The end of the welding rod shall be kept within the pool of molten metal at all times during welding. Special care shall be exercised to avoid disturbance of the rear edge of the pool and thereby to avoid slag becoming entrapped in the molten metal.*

Either backhand or forehand technique may be employed. The weld shall be formed by advancing the welding rod and flame and thereby advancing the pool of molten metal and allowing the metal at the rear end of the pool to freeze progressively. The flame shall be alternately advanced and retracted in such manner as to preheat the base metal surfaces ahead of the advancing pool of metal to a state of surface fusion. The manipulation shall be such as to prevent the pool from overflowing the base metal which has not yet melted at its surface.

When welding in vertical and overhead positions the pool of molten metal shall not be so deep as to flow out of bounds or overflow upon unfused base metal. However, special care shall be exercised to maintain the pool in a sufficiently liquid state to avoid entrapping surface oxides or slag in the weld metal.

(e) *When making fillet welds in the horizontal position, the flame shall be directed more against the horizontal face than against the vertical face. The welding rod and flame shall be manipulated so as to assure thorough fusion at the root.*

(f) *When making butt welds in the flat position, the welding rod and flame shall be manipulated in such manner that the base metal at the root is fused slightly in advance*

PUBLIC HEARING

of the higher portions of the walls, in order that the pool of molten metal shall not overflow into the root in advance of where the base metal is fused.

(g) No limit is prescribed for the thickness of weld which may be formed in one layer, except that the welder shall not carry a deeper pool of molten metal than he can effectively control. A weld larger than can be formed with effective control of the pool at all times shall be made in two or more layers.

(h) In multilayer welding, the several layers may be made successively, completing each layer before starting the next, or may be made by the "step" method. When the "step" method is employed, the length of each step need only be sufficient to provide a solid foundation of weld metal for the superimposed layer, except that if annealing of the underlying layers is desired, the length of each step shall be sufficient so that the starting end thereof will cool to at least a black heat before metal is deposited thereon.

[VI. Illustrations of Butt and Fillet Welds.]

Note: VI of the APPENDIX is to be omitted in its entirety.

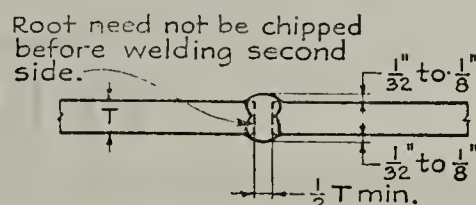
[FIG. 20]

[Single Bevel Butt Weld.]
[Right Fillet Weld.]

[FIG. 21]

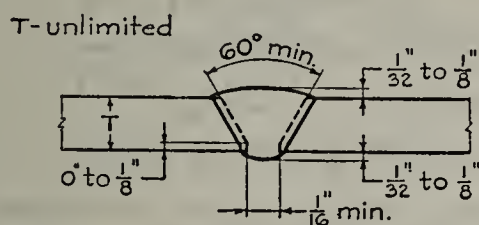
[Single-V Butt Weld.]
[Oblique Fillet Weld.]

APPENDIX II. ILLUSTRATIONS OF ACCEPTABLE BUTT AND FILLET WELDED JOINTS.

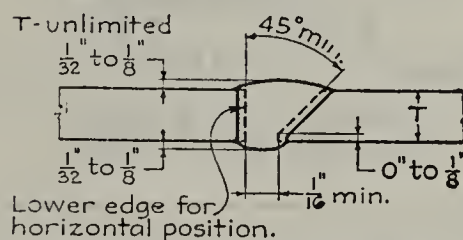


$$\text{Max. } T = \frac{5}{16}''$$

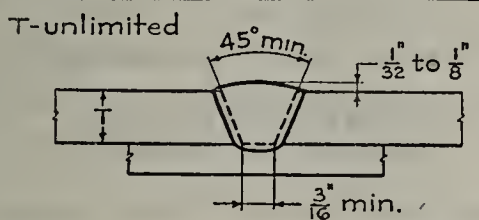
OPEN SQUARE-BUTT JOINT
WELDED BOTH SIDES



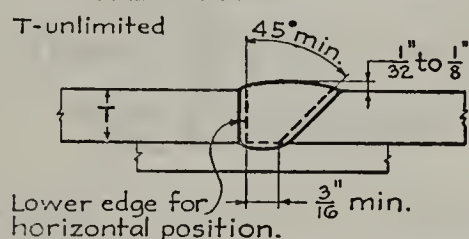
SINGLE-V BUTT JOINT
WELDED BOTH SIDES



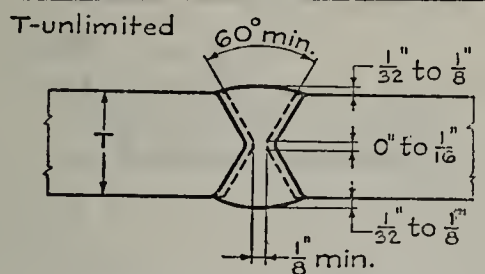
SINGLE BEVEL BUTT JOINT
WELDED BOTH SIDES



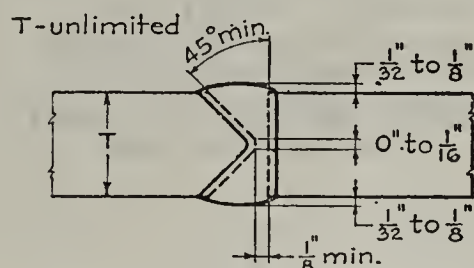
SINGLE-V BUTT JOINT, WELDED
ONE SIDE ON BACKING STRUCTURE



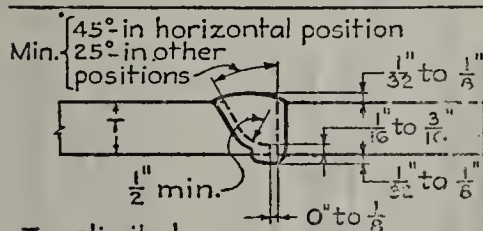
SINGLE BEVEL BUTT JOINT, WELDED
ONE SIDE ON BACKING STRUCTURE



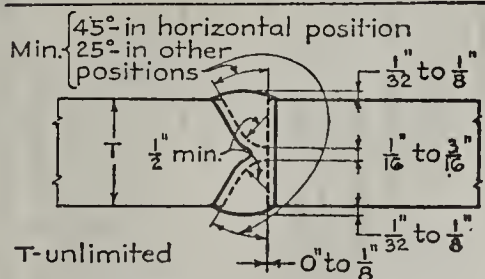
DOUBLE-V BUTT JOINT



DOUBLE BEVEL BUTT JOINT



SINGLE-J BUTT JOINT
WELDED BOTH SIDES



DOUBLE-J BUTT JOINT

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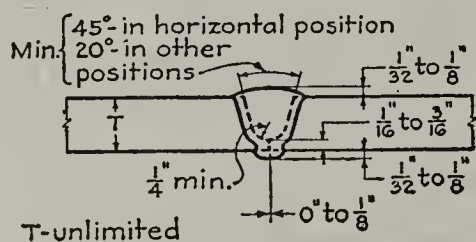
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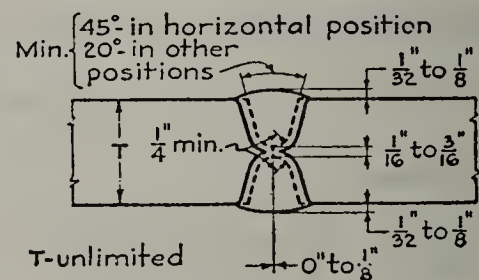
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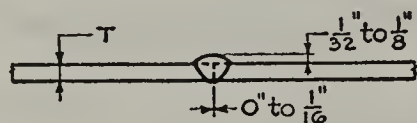
PUBLIC HEARING



**SINGLE-U BUTT JOINT
WELDED BOTH SIDES**

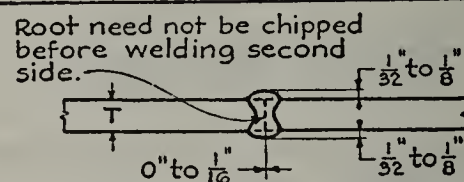


DOUBLE-U BUTT JOINT



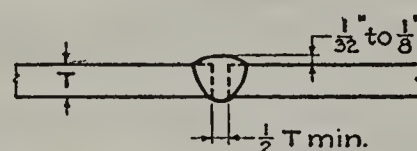
Effective Throat Thickness = $\frac{1}{2} T$
Max. T = $\frac{1}{8}$

**SQUARE-BUTT JOINT
WELDED ONE SIDE**



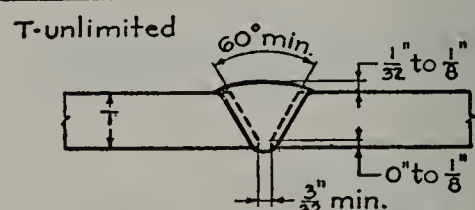
Effective Throat Thickness = $\frac{3}{4} T$
Max. T = $\frac{1}{4}$

**SQUARE-BUTT JOINT
WELDED BOTH SIDES**



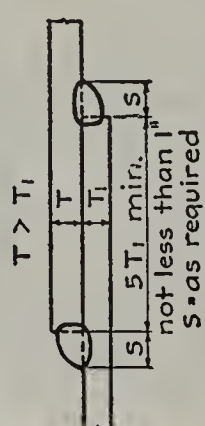
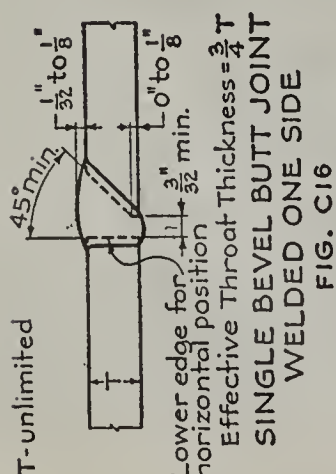
Effective Throat Thickness = $\frac{3}{4} T$
Max. T = $\frac{1}{4}$

**OPEN SQUARE-BUTT JOINT
WELDED ONE SIDE**



Effective Throat Thickness = $\frac{3}{4} T$

**SINGLE-V BUTT JOINT
WELDED ONE SIDE**



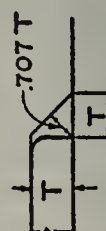
**DOUBLE FILLET WELDED
LAP JOINT**



Max. Effective Fillet = $T_1/16$



Max. Effective Fillet = $3/4 T$



Max. Effective Fillet = T

EDGE FILLET WELDS

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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Address all communications to the Chairman

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PUBLIC HEARINGS

Tuesdays at 10 a. m. to 2 p. m.
Special meetings as published in this Bulletin.
All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.
Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.
Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.
Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.
At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.
Appellant and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.
Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

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Minutes of Special Meeting, Friday Morning, September 17, 1954, Affecting Calendar 1-38-SR—Vol. II.

Notice of Public Hearing on Proposed Revision of the Factory Exit Rules.

CALENDAR

DOCKET

New Cases filed up to September 14, 1954

Cal. No. Dept. Premises Affected

660-54-BZ—H.B.Q.—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lot 7, Flushing, Borough of Queens, N.B. 2821-54—erection and maintenance of gasoline service station, repair shop, parking and storage; etc., proposed curb cuts and signs.

661-54-A—H.B.Q.—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lot 7, Flushing, Borough of Queens, N.B. 2821-54—gasoline service station, curb cut and sign, etc.

662-54-A—H.B.R.—178 Holland avenue, west side, 1754 ft. south of Richmond terrace, Block 1318, Lot 323, Mariners' Harbor, Borough of Richmond, Alt. 324-54—erection of metal building more than 15,000 sq. ft. in area.

663-54-BZ—H.B.M.—24-34 Lafayette street and 530-532 Pearl street, northwest corner and 41 Elk street, Block 168, Lot 12, Borough of Manhattan, N.B. 100-54—proposed reconstruction of gasoline service station, to include parking of cars waiting to be serviced, etc.

664-54-BZ—H.B.M.—Madison street, north side, 156.6 ft. west of Jefferson street, Block 271, Lot 40, Borough of Manhattan, N.B. 88-54—erection of retail store; area excessive, rear yard, etc.

665-54-A—H.B.B.—1149 Eastern parkway, north side, 190 ft. 9 in. west of Utica avenue, Block 1391, Lot 66, Borough of Brooklyn, Alt. 2237-54—public occupancy—exits.

666-54-BZ—H.B.B.—2471-2495 Cropsey avenue, northwest corner of 25th avenue, Block 6906, Lot 1, Borough of Brooklyn, N.B. 312-54—gasoline service station, laundry (non automatic), lubritorium, etc.

667-54-SA—Berger Gas-fired Warm Air Furnace, Models BGA 140F, BGA 160F, BGB 65G, BGB 95G, BGB 105G, BGA 120G, BGA 140G, BGB 75F, BGB 95F, and BGB 120F, manufactured by Berger Furnace Co., Appliance.

668-54-SM—Gold Bond Prefabricated Steel Stud, manufactured by National Gypsum Co., Material.

669-54-BZ—H.B.B.—1105 60th street, northeast corner of 11th avenue, Block 5710, Lots 67-71 inclusive, Borough of Brooklyn, N.B. 29-54—erection and maintenance of gasoline service station.

670-54-A—H.B.M.—457-461 West Broadway, east side, 145 ft. north of Prince street, Block 515, Lot 4, Borough of Manhattan, Alt. 1011-54—means of egress from cellar to roof should comply with labor law.

671-54-A—F.D.—2506-2526 Webster avenue, east side, from East Fordham road to Park avenue, 400 East Fordham road and 4758-4781 Park avenue, Block 3033, Lot 12, Bor-

ough of The Bronx, Order No. 4579-4—storage of ammunition.

672-54-BZ—H.B.Bx.—26-34 City Island avenue, northeast corner of Belden street, Block 5637, Lots 61-72, 75 and 139, Borough of The Bronx, Alt. 742-54—proposed extension of parking area, etc.

673-54-BZ—H.B.B.—111-117 Bay 50th street, southeast corner of West 17th street, Block 6924, Lot 53, Borough of Brooklyn, Alt. 211-54—proposed extension of business use—restaurant, bar, grill, etc.

674-54-A—H.B.B.—111-117 Bay 50th street, southeast corner of West 17th street, Block 6924, Lot 53, Borough of Brooklyn, Alt. 211-54—fill ground; boiler room exit; frame extension.

675-54-A—F.D.—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens, Decision re Order No. 4826-4—gas fired drying ovens.

Restored to Docket

351-51-A—F.D.—Re: mounting of auxiliary gasoline engines on fuel oil tank trucks, Orders Nos. 1126-4, 1129-4, 1125-4, 1128-4, 1121-4, 1123-4, 1122-4, and 1124-4.

612-39-A—Vol. III—H.B.B.—2739 Bedford avenue, northeast corner of Farragut road, Block 5225, Lot 2, Borough of Brooklyn, Alt. 1901-54.

190-47-SM—Holorib Steel Roof Deck (reopened for test and report as to proposed amendment), manufactured by Detroit Steel Products Company, Material.

1176-38-SM—Brixment Masonry Cement (reopened for test and report as to material as manufactured in another mill), manufactured by Louisville Cement Co., Material.

22-42-SM—Wolmanized Lumber (reopened for amendment as to new name of owners), manufactured by Koppers Company, Inc., Material.

1136-39-SM—Vol. II—Hollow Metal Heavy Type Double-hung Windows, Pomeroy Superior Type Models B and U, manufactured by S. H. Pomeroy Co., Material.

371-53-SM—Vol. II—Acousti-Line Heavy Duty Metal Suspension Ceiling, manufactured by The Celotex Corp., Material.

359-50-SA—ABC-O-Matic Home Laundry Automatic Washer (reopened for test and report as to additional model—90), manufactured by Altorfer Bros. Company, Appliance.

894-51-SA—Mueller Climatrol Oil-Fired Conversion Burner (reopened for test and report as to additional model—470), manufactured by L. J. Mueller Furnace Co., Appliance.

690-51-SA—Vol. II—Automatic Canteen Company of America Drink Canteen, Model B-13, manufactured by Automatic Canteen Company of America, Appliance.

CALENDAR

91-40-SA—Vol. V—Prest-O-Lite No. 420 Welding and Cutting Blowpipe, manufactured by Linde Air Products Company, a Division of Union Carbide and Carbon Corp., Appliance.

891-51-SA—Mueller Climatrol Gas-Fired Boiler (reopened for test and report as additional model—21), manufactured by L. J. Mueller Furnace Co., Appliance.

626-52-SM—Plaster-Weld (bonding agent); (reopened for report as to additional trade name—Weld-Crete), manufactured by Larsen Products Corp., Material.

700-41-BZ—Vol. II—H.B.B.—9319-9333 3rd avenue and 301-311 94th street, northeast corner, Block 6107, Lots 1, 5 and 67, Borough of Brooklyn, N.B. 741-54.

928-46-BZ—Vol. II—H.B.M.—4354-4361 Broadway and 701-707 West 186th street, northwest corner, Block 2180, Lot 140, Borough of Manhattan, N.B. 63-54.

743-42-BZ—Vol. III—H.B.B.—51-59 Maujer street and 451-459 Lorimer street, northwest corner, Block 2785, Lot 32, Borough of Brooklyn, Alt. 2168-54.

1011-41-BZ—Vol. II—H.B.Bx.—1702-1718 Bruckner boulevard and 975-979 Noble avenue, southwest corner and 960-970 Soundview avenue, Block 3661, Lot 58, Borough of The Bronx, N.B. 607-54.

528-37-BZ—Vol. II—H.B.B.—164-178 4th avenue and 340-344 Douglass street, southwest corner, Block 420, Lots 37 and 40, Borough of Brooklyn, Alt. 1603-54.

74-33-BZ—Vol. II—H.B.M.—4650-4656 Broadway and 2-16 Sherman avenue, northeast corner, Block 2175, Lot 1, Borough of Manhattan, Alt. 949-54.

68-40-BZ—Vol. II—H.B.M.—75-85 East 116th street, north side, 110 ft. east of Madison avenue, Block 1622, Lots 25, 27, 28 and 127, Borough of Manhattan, N.B. 57-54.

855-28-BZ—Vol. II—H.B.Bx.—2150-2166 Jerome avenue, east side, from Cameron place to East 181st street; 2-4 Cameron place and 1-5 East 181st street, Block 3185, Lot 1, Borough of The Bronx, N.B. 500-54.

79-30-BZ—Vol. II—H.B.B.—2270-2280 East 14th street and 1313-1323 Gravesend Neck road, northwest corner, Block 7374, Lot 29, Borough of Brooklyn, N.B. 867-54.

418-29-BZ—Vol. II—H.B.Q.—115-58 to 115-74 (115-62 official) Sutphin boulevard and 149-01 116th avenue, northwest corner and 115-45 to 115-49 149th street, Block 11994, Lots 21 and 24, Jamaica, Borough of Queens, Alt. 1140-54.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication in Bulletin

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Carbon Dioxide Liquefier, Rules	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April	24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)	Aug.	3, 1937—Vol. 22, No. 31
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Exterior Veneering Materials, Rules on	Mar.	11, 1952—Vol. 37, No. 11A
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Procedure, Rules of	Sept.	7, 1937—Vol. 22, No. 36
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Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
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Structural Alterations, Reporting	June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19.....Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

SEPTEMBER 21, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 21, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1446-39-BZ—Vol. III

APPLICANT—A. H. Salkowitz, for North Shore Building Co., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service and selling station, lubricatorium, motor vehicle repairs and office, with a curb cut nearer the residence use district than is permitted and to permit the erection of a sign and sign standard above level of first story and projecting beyond the building line; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—34-67 Francis Lewis boulevard, northeast corner of 35th avenue, Block 6077, Lot 43, White-stone, Borough of Queens.

Laid over from July 20, 1954, to September 21, 1954, for further inspection and decision without further argument; hearing closed.

CALENDAR

541-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Rusello, owner.

SUBJECT—Application reopened March 9, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district the combining of two buildings at rear of site into one building to be used as a motor vehicle repair shop, body and fender work, incidental paint and spray work; and to permit the erection and maintenance on the front of the site of a gasoline service station; lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—9001-9011 4th avenue and 402-414 90th street, southeast corner, Block 6082, Lot 6, Borough of Brooklyn.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision without further argument; hearing closed.

814-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis Giancarulo, Dominick Bartenope, G. Carlino Inc., owners.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the demolition of all buildings on the plot and the reconstruction and extension of existing gasoline service station on lot 41 to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—94-102 4th avenue and 589-597 Warren street, northwest corner, Block 395, Lots 37-41 inclusive and Lot 43, Borough of Brooklyn.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed.

147-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruckner Boulevard Leasing Corp., owner.

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the maintenance of existing legal high speed (automatic) auto laundry and to permit the erection and maintenance, for a term of fifteen years of a gasoline service station, lubritorium, motor vehicle repairs, storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—482-504 Utica avenue, west side, from Midwood street to Maple street, 842-850 Maple street and 861-871 Midwood street, Block 4589, Lot 95, Borough of Brooklyn.

Laid over from July 20, 1954, to September 21, 1954, at request of objectors' representative; no further request for adjournment.

202-54-BZ

APPLICANT—Patrick D. Concagh, for Fannie DiLello, owner.

SUBJECT—Application March 18, 1954—(decision of the borough superintendent) under sections 7a, 7c and 7e of the zoning resolution, to permit in a residence use district the extension of accessory building on existing gasoline service station, lubritorium, car wash, motor vehicle repairs and office, to be used for lubritorium and car wash (non automatic).

PREMISES AFFECTED—3020 Eastchester road, east side, 150.06 ft. north of Adey avenue, Block 4766, Lots 43 and 46, Borough of The Bronx.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed.

269-54-BZ

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the extension to existing synagogue and community building using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—109-25 to 109-27 114th street, east side, 212.5 ft. south of 109th avenue, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed.

270-54-A

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—109-25 to 109-27 114th street, east side, 212.5 ft. south of 109th avenue, 1st floor, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

332-54-BZ

APPLICANT—Wechsler and Schimmenti, for 842 Broadway Associates, owner.

SUBJECT—Application April 23, 1954—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business and retail use district the change in occupancy of part of first floor and part of cellar to garage for more than five motor vehicles, by the construction of a ramp and new doors.

PREMISES AFFECTED—842-846 Broadway, northeast corner of East 13th street and 140-150 4th avenue, Block 565, Lot 21, Borough of Manhattan.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed.

375-54-BZ

APPLICANT—Charles C. Weinstein, for Salvator Mol-fetta, owner.

SUBJECT—Application May 11, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district the erection and maintenance of a storage garage, presently used for parking of our trucks on part of plot.

PREMISES AFFECTED—2841 Bruckner boulevard, northeast corner of Quincy avenue, Block 5306, Lots 103, 104, 107, 109 and 110, Borough of The Bronx.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision without further argument; hearing closed.

755-53-BZ

APPLICANT—Nathaniel C. Saxe, for Ruby Goldenberg, owner.

SUBJECT—Application October 22, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—31-50 Seagirt avenue and 178 Beach 32nd street, southeast corner (Block 300, Lot 1), Edgemere, Borough of Queens.

Laid over from June 15, 1954, for inspection and decision; date to be set. The applicant has amended the basis of his application to read Section 7, Subdivision h instead of Section 7, Subdivision e; then set for July 27, 1954; then to September 14, 1954, for applicant to file revised plans; then to September 21, 1954, for applicant to file revised plans as to proposed portion of parking lot to be used; inspection having shown that part of the plot is now in use in connection with adjacent bungalow.

CALENDAR

741-49-BZ—Vol. II

APPLICANT—Michael Dellacona, for Michael and John Dellacona, owners (Esso Standard Oil Company, lessee).
SUBJECT—Application reopened April 28, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail use district, the extension to accessory building on existing gasoline service station, and the addition of two gasoline storage (550 gal.) tanks.

PREMISES AFFECTED—241-15 Hillside avenue, northwest corner of 252nd street, Block 7909, Lot 1, Bellerose, Borough of Queens.

89-51-BZ—Vol. II

APPLICANT—Charles M. Spindler and Joseph C. Haus, for Celestina Vastano, owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit for a term of fifteen years in a residence use, D area district, the erection and maintenance of a structure to be used as a freight transfer terminal, using more than the area permitted; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—218-228 Hamilton avenue and 690-692 Hicks street, southwest corner and 33-43 Luqueer street, Block 513, Lots 29, 33 and 35, Borough of Brooklyn.

435-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Emil Grolimund, Elizabeth Bischoff and Frieda Finkelstein, owners.

SUBJECT—Application reopened June 16, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubricatorium, car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—169-02 to 169-10 (official 169-04) Union turnpike and 80-01 to 80-09 169th street, southeast corner, Block 7020, Lot 1, Flushing, Borough of Queens.

139-53-BZ

APPLICANT—Leonard F. Rothkrug, for P. J. Construction Corp., owner.

SUBJECT—Application February 27, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage, nearer to side and rear lot lines than is permitted.

PREMISES AFFECTED—110-40 Jewel avenue, south side, 200 ft. west of 112th street, Block 2231, Lot 26, Forest Hills, Borough of Queens.

199-54-BZ

APPLICANT—M. Martin Elkind, for Arthur I. Kraft, owner.

SUBJECT—Application March 16, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (retail stores).

PREMISES AFFECTED—61-27 to 61-43 Main street and 142-02 61st road, southeast corner, Block 6412, Lot 1, Flushing, Borough of Queens.

224-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Belzer Corp., owner.

SUBJECT—Application April 1, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a kiddie park, pony track, zoo area and office; and to permit the parking of patrons cars (no fee to be charged).

PREMISES AFFECTED—1904-1914 Linden boulevard and 788-852 Sheffield avenue, southwest corner, 463-485 Stanley avenue and 801-847 Georgia avenue, entire block, Block 4345, Lot 6, Borough of Brooklyn.

343-54-BZ

APPLICANT—Patrick D. Concagh, for Paris Realty Corp., owner.

SUBJECT—Application May 3, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—367-369 East 154th street, north side, 100 ft. east of Courtland avenue, Block 2401, Lots 35 and 36, Borough of The Bronx.

359-54-BZ

APPLICANT—Charles M. Spindler, for Muller Brothers Holding Corp., owner.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit the extension of storage warehouse located in the business use district portion, to extend into the residence use portion, using more than area permitted in a D area district, and to permit a business entrance nearer the residence use district than is permitted to proposed extension of parking and storage of motor vehicles.

PREMISES AFFECTED—101-08 to 101-28 Queens boulevard and 101-21 to 101-33 67th drive, southwest corner, Block 3171, Lot 28, Forest Hills, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 21, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, September 21, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

393-54-A

APPLICANT—J. T. Kelleher, borough superintendent.

OWNERS OF PREMISES—Thomas J. and Margaret White.

SUBJECT—Application May 18, 1954—re Revocation of Certificate of Occupancy Q87507, issued February 24, 1953, re N. B. 5106-52.

PREMISES AFFECTED—150-29 116th street, east side, 98.63 ft. north of North Conduit avenue, Block 11839, Lot 22, Ozone Park, Borough of Queens.

154-52-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Jamco Realty Co., owner (J. A. Melnick Co. Inc., lessee).

SUBJECT—Application reopened July 7, 1954 as Vol. II—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—129 51st street, north side, 206 ft. 8 in. west of 2nd avenue and 138-164 50th street, Block 788, Lot 25, Borough of Brooklyn.

552-54-A

APPLICANT—Charles N. and Selig Whinston, for Louis Katz and Henry Hirsch, owners.

SUBJECT—Application June 29, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—42 East 69th street, south side, 150 ft. west of Park avenue, Block 1383, Lot 43, Borough of Manhattan.

394-54-A

APPLICANT—Irving Kudroff, for Gertrude Parkas and Ida G. Levine, owners.

SUBJECT—Application May 19, 1954—Appeal from a decision of the borough superintendent.

CALENDAR

PREMISES AFFECTED—249-253 William street and 7-11 New Chambers street, northwest corner, Block 119, Lots 37 and 38, Borough of Manhattan.

690-53-A

APPLICANT—Julius Chomsky, for Certified Properties, Inc., owner.

SUBJECT—Application reopened June 2, 1954 and restored to docket—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—202 East 12th street, south side, 84 ft. east of 3rd avenue, Block 467, Lot 10, Borough of Manhattan.

704-40-A—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for Murray A. Davis, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—12-14 Hauson road, northeast corner of Beach 13th street, Block 118, Lot 28, Far Rockaway, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 28, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 28, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

108-32-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner (Jack Curtin, lessee).

SUBJECT—Application reopened May 18, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension of accessory building on existing gasoline service station, to including lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, sale of used cars, and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2950-2958 Webster avenue and 401-411 Bedford Park boulevard, northeast corner, Block 3274, Lot 1, Borough of The Bronx.

168-49-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station including lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1441 Westchester avenue, northeast corner of Bronx River avenue, Block 3770, Lot 83, Borough of The Bronx.

790-53-BZ

APPLICANT—William A. Giesen, for Richard Griffin, owner.

SUBJECT—Application October 30, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension in use and area of an existing gasoline service station to include gasoline and oil selling station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories, store and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6161-6199 Broadway, southwest corner of West 251st street, Block 3415, Lots 1182, 1186 and 1187, Borough of The Bronx.

96-54-BZ

APPLICANT—Lawrence M. Rothman, for Louis Tamerlis, and F. L. and George H. Haase, owners.

SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and unrestricted use district, the parking and storage of motor vehicles, with a curb cut in the residence use portion of plot.

PREMISES AFFECTED—683 East 140th street, south side, 92.2 ft. west of Jackson avenue, Block 2568, Lots 14-17, Borough of The Bronx.

108-54-BZ

APPLICANT—Wechsler and Schimmenti for M. Goldstein, owner (Long Island Structural Steel, lessee).

SUBJECT—Application February 15, 1954—(decision of the borough superintendent) under section 19A(h3) of the zoning resolution, to permit in an unrestricted use district, an entrance and exit to off street loading berth, nearer to the intersection than is permitted.

PREMISES AFFECTED—1215 East Bay avenue, northwest corner of Casanova street, Block 2771, Lot 138, Borough of The Bronx.

172-54-BZ

APPLICANT—Kenneth W. Milnes, for Thomas M. Crowe, owner.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a retail use district, the reconstruction of existing gasoline service station to include, gasoline service station, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—2000 Victory boulevard, southwest corner of Perry avenue, Block 723, Lot 9, West Brighton, Borough of Richmond.

186-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Vercon Holding Corp., owner.

SUBJECT—Application March 8, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—19-17 to 19-31 Francis Lewis boulevard (19-25 official) and 160-01 to 160-13 Willets Point boulevard, northwest corner, Block 4758, Lot 125, Flushing, Borough of Queens.

251-54-BZ

APPLICANT—John F. Fitzsimons, for William H. Mosebach and Mildred Mosebach, owners.

SUBJECT—Application April 9, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district, the change of occupancy from one family dwelling to two family dwelling.

PREMISES AFFECTED—23-31 Nellis street, northeast side, 96.98 ft. northwest of Williamson avenue, Block 12713, Lot 11, Springfield Gardens, Borough of Queens.

281-54-BZ

APPLICANT—Paul Friedman, for Alice Price, owner.

SUBJECT—Application April 19, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, for a term of fifteen years.

CALENDAR

PREMISES AFFECTED—166-11 Northern boulevard, northwest corner of 167th street, Block 5341, Lot 1, Flushing, Borough of Queens.

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owners.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, for a term of fifteen years, the erection and maintenance of stores, auto show-room, gasoline service station, car-wash, lubricatorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading and the parking of patrons' cars.

PREMISES AFFECTED—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road, Block 6666, Lot 1, Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 28, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 28, 1954, at 2 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:*

778-53-A

APPLICANT—John T. Kelleher, borough superintendent, Borough of Queens.

OWNERS OF PREMISES—Herman Haken and H. L. Kreuscher.

SUBJECT—Application October 30, 1953—Revocation of Certificate of Occupancy #Q91444 issued 9/14/53.

PREMISES AFFECTED—106-01 Merrick boulevard, southeast corner of 106th avenue, Block 10237, Lot 5, Jamaica, Borough of Queens.

296-54-A

APPLICANT—Patrick D. Concagh, for Waldorf Astoria Hotel Corp., owner.

SUBJECT—Application April 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—301-309 Park avenue, 538-556 Lexington avenue, 81-121 East 49th street and 80-120 East 50th street, entire block, Block 1304, Lot 1, Borough of Manhattan.

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

894-53-A

APPLICANT—Ervin Palmer, for Daspal Realty Corp., owner.

SUBJECT—Appeal filed December 10, 1953 from an order of the fire commissioner and decisions of the borough superintendent.

PREMISES AFFECTED—34 West 13th street, south side, 395 ft. east of Avenue of the Americas, Block 576, Lot 22, Borough of Manhattan.

694-49-A—Vol. II

APPLICANT—Harry Speyerer, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re Appeal from a decision of the commissioner of Marine and Aviation.

PREMISES AFFECTED—Foot 14th road, west side, of 100th street, 400 ft. south of 14th avenue, Block 4044, Lot 20, College Point, Borough of Queens (under section 35, General City Law—re bed of mapped street—14th road).

282-50-A—Vol. III

APPLICANT—American Can Co., owner.

SUBJECT—Application reopened December 8, 1953 as Vol. III—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—102-184 43rd street, entire block bounded by 43rd and 44th streets and 1st and 2nd avenues, 2nd floor; Block 726, Lot 1, Borough of Brooklyn.

343-50-A—Vol. II

APPLICANT—Mergenthaler Linotype Company, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—1-57 Hall street; 2-60 Ryerson street; 15-49 Ryerson street; 299-313 Park avenue and 248-254 Flushing avenue, Blocks 1867 and 1877, Lot 1, Borough of Brooklyn.

596-54-A

APPLICANT—Lama, Proskauer and Prober, for Brook Boro Club Inc., owner.

SUBJECT—Application July 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1301 Preident street, north side, 300 ft. west of Brooklyn avenue, Block 1277, Lot 62, Borough of Brooklyn.

671-54-A

APPLICANT—Frederick A. Ketcher, for Bruce Realty Co., owner (Sears-Roebuck and Co., lessee).

SUBJECT—Application July 30, 1954—appeal from an order of the fire commissioner.

PREMISES AFFECTED—2506-2526 Webster avenue, east side, from East Fordham road to Park avenue, 400 East Fordham road and 4758-4781 Park avenue, Block 3033, Lot 12, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 5, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 5, 1954, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:*

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

288-54-BZ

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

SUBJECT—Application April 7, 1954—(decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit in an unrestricted use, B area and 1½ times height district the erection and maintenance of a structure in excess of height permitted and without the required loading berths.

PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

Laid over from July 20, 1954, to July 27, 1954, for further consideration and decision; hearing closed; then to October

CALENDAR

5, 1954, at request of applicant for the purpose of furnishing revised plans in connection with this application and Cal. 289-54-A, and to obtain any additional objections that may be necessary.

131-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station and store, to include lubritorium, car wash, motor vehicle repair shop, store and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision without further argument; then to September 14, 1954, applicant to file revised plans; then to October 5, 1954, for applicant to consult with lessee and file revised plans.

132-54-A

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—filed pursuant to section 35, General City Law re premises in bed of proposed widening of Parsons boulevard and 20th avenue.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district portion of a lot located in a residence and unrestricted use, A area district the erection and maintenance of an additional building, using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision without further argument; hearing closed; then to September 14, 1954, for further consideration by the Board and decision; hearing previously closed; then to October 5, 1954, at request of the Board, for further consideration and inspection.

823-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Flygo Holding Corp., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs and office, and to permit the parking and storage of more than five motor vehicles; with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—436-438 Kings highway, south side, from Lake street to Van Sicklen street; 2-10 Lake street and 1-11 Van Sicklen street, Block 6679, Lots 1 and 8, Borough of Brooklyn.

1348-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Leonard and Francesca Moschitto, owners.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re decision of the borough superintendent) under

sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance for a term of fifteen years a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles, with a curb cut and show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—2753-2761 Coney Island avenue and 1002-1012 Avenue Y, southeast corner, Block 7430, Lots 1, 74 and 75, Borough of Brooklyn.

562-32-BZ—Vol. III

APPLICANT—M. Martin Elkind, for Wilgreen Holding Corp., owner.

SUBJECT—Application reopened May 18, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the extension in area of accessory building on existing gasoline service station, lubritorium, car wash, sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—208-16 Linden boulevard and 117-02 Springfield boulevard, southwest corner, Block 12637, Lot 50, St. Albans, Borough of Queens.

1204-39-BZ—Vol. II

APPLICANT—Herman E. Horwood, for Joseph Bertani, owner.

SUBJECT—Application reopened July 7, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline and oil selling station, lubritorium, car washing, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—4421 Webster avenue, west side, 294.04 ft. north of East 233rd street, Block 3395, Lot 60, Borough of The Bronx.

137-51-BZ—Vol. III

APPLICANT—Siegel and Green, for Bell Management Corp., owner (Herald Square Garage, Inc., lessee).

SUBJECT—Application reopened June 2, 1954 as Vol. III—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district the use of roof for parking and storage of motor vehicles in building presently used as garage for more than five motor vehicles.

PREMISES AFFECTED—59-61 West 36th street, north side, 150 ft. east of Avenue of the Americas and 58-60 West 37th street, south side, 142 ft. 6 in. east of Avenue of the Americas, Block 838, Lot 10, Borough of Manhattan.

732-51-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Cecelia Green, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles, with curb cuts and show window nearer the residence use district than is permitted.

PREMISES AFFECTED—1141-1157 Utica avenue and 5001-5011 Clarendon road, northeast corner, Block 4761, Lots 37, 39, 40, 41 and 42, Borough of Brooklyn.

902-53-BZ

APPLICANT—Haydn H. Craigwell, for Peter Sanders, owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, C area district the extension in area of existing store on first floor using more than the area permitted.

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PREMISES AFFECTED—1267-1271 Fulton street, north side, 111.0 ft. east of Arlington place, Block 1848, Lots 31 and 32, Borough of Brooklyn.

284-54-BZ

APPLICANT—John F. Fitzsimons, for Morris Gabel and Ray Gabel, owners.

SUBJECT—Application April 20, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the erection and maintenance of an accessory garage nearer to rear and side lot lines than is permitted.

PREMISES AFFECTED—319 Beach 149th street, west side, 185 ft. north of Neponsit avenue, Block 751, Lot 25, Neponsit, Borough of Queens.

351-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Trisolini, owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1275-1283 Gun Hill road, north side, from Bouck to Wilson avenues, 3201-3211 Wilson avenue and 3250-3256 Bouck avenue, Block 4734, Lot 92, Borough of The Bronx.

468-54-BZ

APPLICANT—Ingram S. Carner, for William Reeder, owner.

SUBJECT—Application June 9, 1954—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office, and the parking of cars waiting to be serviced; and to permit the use of existing accessory building located on existing gasoline service station—located on northeast corner of Utopia parkway and the Horace Harding boulevard.

PREMISES AFFECTED—175-33 to 175-41 Horace Harding boulevard and 59-02 to 59-08 Utopia parkway, northwest corner and 175-50 to 175-60 59th avenue, Block 6890, Lot 1, Fresh Meadows, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 5, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 5, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

92-54-SA

APPLICANT—The Spee-Flo Manufacturing Corp., owner.

SUBJECT—Application February 2, 1954—The Spee-Flo Pressurematic (Paint Heater) Models 300-A, 300-B, 600-A, 300-A-PA, 300-A-P-E, 600-A-PA, 600-A-PE, 300-AR, approval of.

496-50-SA

APPLICANT—Bryant Heater Division, for Affiliated Gas Equipment, Inc., owner-manufacturer.

SUBJECT—Application May 5, 1950, Bryant Gas-Fired Floor Furnace, Model 365, approval of.

16-54-SA

APPLICANT—Watson Elevator Company, Inc., owner.

SUBJECT—Application January 11, 1954—Watson Elevator Company, Inc., Car Door Switch, Type MS, approval of.

176-54-SA

APPLICANT—S. T. Johnson Company, owner.

SUBJECT—Application February 11, 1954—S. T. Johnson Company, Oil Burner, Model 53, approval of.

42-54-SA

APPLICANT—Ribelle V. Perotta, for Delta Heating Corporation, owner.

SUBJECT—Application January 20, 1954—Delta Oil-Fired Unit Heater, Model UH-220, approval of.

332-50-SA

APPLICANT—Oran Company, owner - manufacturer (George R. Darche Associates, agent).

SUBJECT—Application April 28, 1950—Oran Oil Fired Floor Furnaces, Models O-50, O-60 and O-70, approval of.

725-53-SA

APPLICANT—Surface Combustion Corporation, owner.

SUBJECT—Application October 2, 1953—Janitrol Gas-fired Boiler, Series 66, sizes 4-21 sections, approval of.

314-54-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application April 19, 1954—Gold Bond Corrugated Asbestone Roofing and Siding and Accessories, approval of.

450-54-SM

APPLICANT—D. I. Brass Turning Works, Inc., owner.

SUBJECT—Application May 27, 1954—Di-Flex (gas connector), Models DIF-21032, approval of.

229-52-SM

APPLICANT—Gustin-Bacon Manufacturing Company, owner.

SUBJECT—Application March 25, 1952—Rolagrip Pipe Couplings (for plain end pipe connections), approval of.

230-52-SM

APPLICANT—Gustin-Bacon Manufacturing Company, owner.

SUBJECT—Application March 25, 1952—Gruvagrip Pipe Couplings, approval of.

84-54-SM

APPLICANT—Benjamin Electric Manufacturing Company, owner.

SUBJECT—Application February 1, 1954—Panel-Glo and Sky-Glo Panels, Nos. 40650 and 40610 (plastic light diffusers), approval of.

427-52-SM

APPLICANT—Lawrence Urdang, for Marlux Corporation, owner.

SUBJECT—Application June 11, 1952—Marlux (light diffuser), approval of.

438-52-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application May 27, 1954—Gold Bond Gypsum Plaster and Gold Bond Gypsum Lath Ceiling (with Gold Bond Clip-Lok System), approval of.

195-53-SM

APPLICANT—Johns-Manville Sales Corporation, owner.

SUBJECT—Application March 6, 1953—JM Dutch Brand Tile and Tub Sealer, approval of.

75-50-SM

APPLICANT—Robbins Tire and Rubber Company, Inc., owner.

SUBJECT—Application reopened February 17, 1954—re Robbins Terra Tile (additional trade name).

CALENDAR

1550-39-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened April 8, 1954 re U. S. Gypsum Company—re Fiber Board, Tile, Plank and Sheathing (re amendment of resolution, omission of asphalt felt from the asphalt impregnated sheathing).

702-53-A

APPLICANT—Ferdinand Savignano, for 176 Grand St. Corp., owner.
SUBJECT—Application September 4, 1953—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—176-180 Grand street, north side, 24 ft. 9 in. east of Market place, Block 471, Lot 25, Borough of Manhattan.

524-54-A

APPLICANT—H. G. Meinke, for Consolidated Edison Co., of New York, Inc., owner.
SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—135-169 John street, north side, from Gold street to Hudson avenue, Block 12, Lot 1, Borough of Brooklyn.

396-47-A—Vol. II

APPLICANT—Sidney Daub, for Manhattanville Neighborhood Center, Inc., owner.
SUBJECT—Application reopened May 25, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—514 West 126th street, south side, 161 ft. 10 in. west of Amsterdam avenue, Block 1982, Lot 36, Borough of Manhattan.

909-50-A—Vol. II

APPLICANT—Sidney Daub, for Moe Mandell, owner.
SUBJECT—Application reopened June 22, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—446 West 36th street, south side, 200 ft. east of 10th avenue, Block 733, Lot 62, Borough of Manhattan.

760-51-A—Vol. II

APPLICANT—Harry Silverman, for The Nansal Corp., owner.
SUBJECT—Application reopened June 2, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—510 East 72nd street, south side, 198 ft. east of York avenue and 511-513-515 East 71st street, north side, 198 ft. east of York avenue, Block 1483, Lots 9, 10, 11 and 42, Borough of Manhattan.

801-53-A

APPLICANT—Charles M. Spindler, for Beard's Erie Basin, Inc., owner (Kwik Cleaners, lessee).
SUBJECT—Application November 5, 1953—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—2 Beard street and 102 Otsego street, northwest corner, Block 606, Lot 5, Borough of Brooklyn.

214-54-A

APPLICANT—Gabriel Nathan, for Arthur Levy, owner.
SUBJECT—Application March 25, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—12 Howard avenue, west side, 40 ft. north of Madison street, Block 1481, Lot 39, Borough of Brooklyn.

690-50-A—Vol. II

APPLICANT—Degenhardt, Miller and Lindberg, for Borden's Farm Products, Division of The Borden Company, owner.
SUBJECT—Application reopened May 18, 1954 as Vol. II—re Appeal from a decision of the fire commissioner.
PREMISES AFFECTED—35-18 Steinway street and 35-02

35th avenue, southwest corner and 35-01 38th street, 3rd floor, Block 668, Lot 9, Long Island City, Borough of Queens.

130-52-A—Vol. II

APPLICANT—Hexagon Laboratories, Inc., owner.
SUBJECT—Application reopened April 20, 1954, as Vol. II—re Appeal from an order of the fire commissioner.
PREMISES AFFECTED—3536 Peartree avenue, north side, 150 ft. east of Boston road, Block 5283, Lot 48, Borough of The Bronx.

492-54-A

APPLICANT—Cole and Liebmann, for Broadway and Forty-First Street Corp., owner.
SUBJECT—Application June 10, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1441-1445 Broadway, southwest corner of West 41st street and 569-579 7th avenue, Block 993, Lot 55, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 8, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, October 8, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

64-27-SR—Vol. II

Proposed Revision of the Factory Exit Rules.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 13, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, October 13, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

480-24-BZ—Vol. II

APPLICANT—Jack Oxenhandler, for Lena Oxenhandler, owner (Bell Service Station, lessee).
SUBJECT—Application reopened May 11, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7h and 7i of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension in area of existing gasoline service station to include lubritorium, auto laundry, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—1925-1931 Broadway and 2018-2032 Eastern parkway extension, northeast corner, Block 3472, Lot 106, Borough of Brooklyn.

Laid over from September 14, 1954, to October 13, 1954, for inspection and decision without further argument; hearing closed.

441-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Coscia, owner.
SUBJECT—Application reopened January 19, 1954, as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution to permit in a residence use, C area district, the alteration and extension of existing building, using more than the area permitted and without the required rear yard, and to permit the change of use from storage garage for more than five motor vehicles, and auto repair shop to storage garage for more than five motor vehicles, auto repair shop, lubrication, car washing and office on first floor and storage garage on second floor.

CALENDAR

PREMISES AFFECTED—353-367 91st street, north side, 154 ft. 8 $\frac{3}{4}$ in. west of 4th avenue, Block 6081, Lots 77, 78 and 79, Borough of Brooklyn.

Laid over from September 14th to October 13, 1954, for inspection and decision.

190-54-BZ

APPLICANT—Henry Nordheim, for Felix and Sadie Itkin and 415 Sound View Avenue, Inc., owners.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the extension to existing laundry, using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—415-421 Sound View avenue, west side, 10.91 ft. north of Underhill avenue and 416 Leland avenue, Block 3498, Lots 30, 31 and 32, Borough of The Bronx.

Laid over from September 14th to October 13, 1954, for inspection and decision.

220-51-BZ—Vol. II

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application reopened July 8, 1952 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district, the proposed building and the change in occupancy from gasoline oil selling station and the parking and storage of more than five motor vehicles, to gasoline service station, accessory building to include store, utility room, lubritorium, auto-washing, motor vehicle repairs, storage and sale of accessories and to permit the existing parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neill avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

Laid over from September 14th to October 13, 1954, for inspection and decision.

534-52-A

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application June 19, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neil avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

737-38-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Bridge Motors, Inc., owner (Joseph Liss, lessee).

SUBJECT—Application reopened June 15, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years the maintenance of existing parking and storage of more than five motor vehicles, and to permit the erection and maintenance of a gasoline service station and office.

PREMISES AFFECTED—1171-1185 River avenue, west side, 100 ft. south of East 167th street, Block 2496, Lot 64, Borough of The Bronx.

723-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John Al-bergo, owner.

SUBJECT—Application reopened December 22, 1953 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of twenty motor vehicles on the same lot with a three family dwelling, for a term of five years.

PREMISES AFFECTED—169-177 Palmetto street, north side, 125 ft. east of Central avenue, Block 3342, Lot 55, Borough of Brooklyn.

945-53-A

APPLICANT—Lama, Proskauer and Prober, for John Al-bergo, owner.

SUBJECT—Application filed September 16, 1953—for a variation of the provisions of section 60 of the Multiple Dwelling Law.

PREMISES AFFECTED—177 Palmetto street, north side, 125 ft. east of Central avenue, Block 3342, Lot 55, Borough of Brooklyn.

372-52-BZ

APPLICANT—Renander and Miller, for Walter G. Stackler and Leonard L. Frank, owners.

SUBJECT—Application May 21, 1952 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a local retail and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, accessory sales, motor vehicle repairs and office.

PREMISES AFFECTED—231-16 Linden boulevard and 117-04 232nd street, southwest corner, Block 12748, Lot 106, St. Albans, Borough of Queens.

632-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Irving Rubber and Metal Co., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a structure using more than the area permitted, and to be used for office, loading space, junk shop for sorting, packing and baling of scrap metal and rubber (no paper or rags), with an entrance to off street loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—9517-9529 Ditmas avenue and 736-746 East 96th street, northwest corner, Block 8113, Lot 1, Borough of Brooklyn.

930-53-BZ

APPLICANT—Julius S. Rapson, for Louis F. Whitman, owner.

SUBJECT—Application December 29, 1943—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, GI area district the extension of existing two family dwelling.

PREMISES AFFECTED—138-45 224th street, east side, 120 ft. north of 139th street, Block 13138, Lot 13, Springfield Gardens, Borough of Queens.

49-54-BZ

APPLICANT—Frank J. Ross, for Terigo Cavalli and Joseph Bassani, owners.

SUBJECT—Application January 28, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the maintenance of existing one family, two story brick dwelling and one car garage, nearer to the street line than is permitted.

PREMISES AFFECTED—2019 Hobart avenue, southwest corner of East 194th street, Block 4240, Lot 30, Borough of The Bronx.

242-54-BZ

APPLICANT—Charles M. Spindler, for CMH Realty Co., Inc., owner.

SUBJECT—Application April 8, 1954—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories, and office.

CALENDAR

PREMISES AFFECTED—21-15 Jackson avenue and 46-27 to 46-35 21st street, northeast corner and 21-02 to 21-10 46th road, Block 74, Lot 1, Long Island City, Borough of Queens.

391-54-BZ

APPLICANT—Kitzler and Nurick, for U. K. Realty Corp., owner.

SUBJECT—Application May 18, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district the erection and maintenance of a structure using more than the area permitted.

PREMISES AFFECTED—2386-2392 Flatbush avenue, west side, 200 ft. north of Avenue T, Block 8528, Lots 65, 67 and 68, Borough of Brooklyn.

397-54-BZ

APPLICANT—Patrick D. Concagh, for 309 West Street Corp., owner.

SUBJECT—Application May 20, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the demolition of existing buildings and to permit vacant plot to be used for the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—309-311 West 46th street, north side, 145 ft. west of 8th avenue, Block 1037, Lots 125 and 26, Borough of Manhattan.

455-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Frederick H. Kreckman, owner.

SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of ten years the conversion of existing legal use (garage), to office auto body and fender work, welding and incidental auto painting and spraying.

PREMISES AFFECTED—184-186 Vermont street, west side, 141 ft. 9 in. south of Atlantic avenue, Block 3688, Lots 25 and 26, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 13, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, October 13, 1954, at 2 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:*

249-54-A

APPLICANT—Loft Candy Corp., owner.

SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—38-38 9th street, northwest corner of 40th avenue (Block 476, Lot 1), Long Island City, Borough of Queens.

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rudolph and Bertha Pollak,
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N.B. 567-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julis DeMasi and Florence Lociceio.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Dominick W. Ciminiello.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.

PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Anthony M. and Sarah Capuano.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Cono and Nancy Giardina.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglia, Jr.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rhersen and Beatrice Kaufman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 573-52 (constructed not in accordance with approved plans).

PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Henry and Dorothy Kurtz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11507-52 issued re N.B. 574-52 (construction not in accordance with approved plans).

CALENDAR

PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Manuel and Theresa Molines.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Arthur and Julia Sussman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benjamin and Helen Katz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Max Kanak.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.

SUBJECT—Application March 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

247-52-A—Vol. II

APPLICANT—H. E. Horwood, for Webster-Hutton Co., owner (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened January 12, 1954 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—3200 Jerome avenue and 15 Van Cortlandt Park east, northeast corner, Block 3323, Lot 36, Borough of The Bronx.

341-54-A

APPLICANT—Joseph Lau, for Elaine McCrea, owner.

SUBJECT—Application (Restored to the docket 9/20/54) filed pursuant to Sec. 310 of the MDL for variation of the requirements of Sec. 27 subdivision 2(b) of the Multiple Dwelling Law as to minimum dimensions of yard;

and variation of section 102 subdivision 6(j) and sections 103, 104 and 105 of the MDL as to exits.

PREMISES AFFECTED—297 10th avenue and 501-503 West 27th street, northwest corner, Block 699, Lot 30, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 19, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 19, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

218-54-BZ

APPLICANT—Ingram S. Carner, for Rosalie Krenkel and Louis Mintz, owners.

SUBJECT—Application March 30, 1954—(decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (automatic), storage and sale of accessories and the parking of motor vehicles waiting to be serviced, with an entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—5401-5427 Flatlands avenue and 1187-1197 East 54th street, northeast corner, Block 7780, Lots 9, 14 and 15, Borough of Brooklyn.

Laid over from July 13, 1954, to September 14, 1954, at request of attorney for objectors; no further requests for adjournments; then to October 19, 1954, for inspection and decision without further argument; hearing closed.

641-30-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Alhen Holding Corp., owner.

SUBJECT—Application reopened February 17, 1953 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the extension in use and area of existing gasoline service station, to be used as a lubricatorium, non automatic car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—207-06 Hillside avenue and 88-01 to 8809 207th street, southeast corner, Block 10582, Lot 1, Hollis, Borough of Queens.

Laid over from September 14, to October 19, 1954, in view of the proposed taking by the Park Department of the premises for construction as a park and playground in connection with the school on the block.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 26, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 26, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

549-53-A

APPLICANT—B. & B. Cleaners and Tailors, Inc., owner.

SUBJECT—Application July 16, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—198-10 Linden boulevard, south side, 280 ft. east of 198th street, Block 12619, Lot 5, St. Albans, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

NOVEMBER 16, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 16, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

400-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Rilous, owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district for a term of twenty years the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6625, Lot 50, Flushing, Borough of Queens.

Laid over from July 13, 1954, to November 16, 1954, for possible withdrawal in event premises is acquired for park purposes.

401-46-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Bilous, owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—re Appeal filed pursuant to section 35, General City Law re premises in bed of mapped street—75th road (previously withdrawn).

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6626, Lot 50, Flushing, Borough of Queens.

757-53-BZ

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five cars on first and second floors, to office, storage of paper stock and twine on first floor, and manufacture of paper boxes and storage of paper stock on second floor.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

Laid over from June 8, 1954, to September 14, 1954, at request of applicant. Applicant to notify property owners in affected area by registered mail within two weeks of adjourned date; then to November 16, 1954, at request of the

applicant; notices to be sent by registered mail to affected owners within two weeks of date of hearing set for November 16, 1954 at 10 A. M.

758-53-A

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Concord Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 15, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 15, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

20-43-BZ

APPLICANT—George H. Cohn, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises; laid over from September 14, 1954, to March 15, 1955, at 10 A.M. at request of the applicant, pending completion of negotiations for the sale of the property involved.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 14, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, July 20, 1954 and July 27, 1954, were approved as printed in the Bulletins of July 27, 1954 and August 3, 1954, Vol. 39, Nos. 30 and 31.

480-24-BZ—Vol. II

APPLICANT—Jack Oxenhandler, for Lena Oxenhandler, owner (Bell Service Station, lessee).

SUBJECT—Application reopened May 11, 1954 as Vol. II—(decision of the borough superintendent) under sections 7c, 7h and 7i of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension in area of existing gasoline service station to include lubricatorium, auto laundry, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1925-1931 Broadway and 2018-2032 Eastern Parkway extension, northeast corner, Block 3472, Lot 106, Borough of Brooklyn.

APPEARANCES—

For Applicant: Abram Shlefstein and Jack Oxenhandler.

MINUTES

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 13, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

641-30-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Alhen Holding Corp., owner.

SUBJECT—Application reopened February 17, 1953 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the extension in use and area of existing gasoline service station, to be used as a lubricatorium, non automatic car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—207-06 Hillside avenue and 88-01 to 88-09 207th street, southeast corner, Block 10582, Lot 1, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Robert E. Barnes, Edw. Hoffman for Park Dept. and Ruth Harris.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to October 19, 1954, at 10 A.M. in view of the proposed taking by the Park Department of the premises for construction as a park and playground in connection with the school on the block.

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: George H. Colin.

For Opposition: Joseph B. Cavallaro.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 15, 1955, at 10 A.M. at request of the applicant, pending completion of negotiations for the sale of the property involved.

220-51-BZ—Vol. II

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application reopened July 8, 1952 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district, the proposed building and the change in occupancy from gasoline oil selling station and the parking and storage of more than five motor vehicles, to gasoline service station, accessory building to include store, utility room, lubricatorium, auto-washing, motor vehicle repairs, storage and sale of accessories and to permit the existing parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neill avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

APPEARANCES—

For Applicant: William A. Giesen, Robert J. Crinnion, E. P. Cahill and Vito Macina, Jr.

For Opposition: Emanuel Growman, Lillian DeFeo, Rosina C. Meli, Ethel Growman, Rose Barbuto, Howard J. Schuman, Rose DeRosa and Sylvia Herman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 13, 1954, 10 A.M. for inspection and decision.

534-52-A

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application June 19, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neil avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

APPEARANCES—

For Applicant: William A. Giesen, Robert J. Crinnion, E. P. Cahill and Vito Macina, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 13, 1954, 10 A. M. in conjunction with Cal. 220-51-BZ, Vol. II.

441-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Coscia, owner.

SUBJECT—Application reopened January 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution to permit in a residence use, C area district, the alteration and extension of existing building, using more than the area permitted and without the required rear yard, and to permit the change of use from storage garage for more than five motor vehicles, and auto repair shop to storage garage for more than five motor vehicles, auto repair shop, lubrication, car washing and office on first floor and storage garage on second floor.

PREMISES AFFECTED—353-367 91st street, north side, 154 ft. 8½ in. west of 4th avenue, Block 6081, Lots 77, 78 and 79, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Joseph Coscia.

For Opposition: George A. Aliano, May Moran, Agnes L. Malia, Marcia Kaufman, Marie Sansevere, Mary K. Mee, B. Arlynkonich, Joe Lette, Charles E. Nelson, James Callery, Daniel J. Gagliardi, Maria Sette, Ann Muan, Mildred Desiderio, B. Besttu, Ralph M. Bresica, Carmela Gagliardi, Mrs. S. Walderhaug, Stella Haefner, and Mrs. Jennie M. C. Nelson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 13, 1954, 10 A. M. for inspection and decision.

478-53-BZ

APPLICANT—Joseph Amaru, for James Muro and Edward Muro, owners.

SUBJECT—Application June 18, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the maintenance of motor vehicle repair shop (including body and fender work), to existing gasoline service station, non storage garage for more than five motor vehicles, lubricatorium, and car washing.

PREMISES AFFECTED—46-01 108th street, southeast corner of 46th avenue (Block 2002, Lot 1), Corona, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Joseph Amaru.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Taken off calendar; new date to be set and notices to be sent out.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district portion of a lot located in a residence and unrestricted use, A area district the erection and maintenance of an additional building, using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: F. J. Columbia.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 5, 1954, at 10 A. M. by the Board for further consideration and inspection.

755-53-BZ

APPLICANT—Nathaniel C. Saxe, for Ruby Goldenberg, owner.

SUBJECT—Application October 22, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—31-50 Seagirt avenue and 178 Beach 32nd street, southeast corner (Block 300, Lot 1), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 21, 1954, at 10 A.M. for applicant to file revised plans as to proposed portion of parking lot to be used, inspection having shown that part of the plot is now in use in connection with adjacent bungalows.

757-53-BZ

APPLICANT—Paul Friedman, for Morris and Israel M. Doglin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five cars on first and second floors, to office, storage of paper stock and twine on first floor, and manufacture of paper boxes and storage of paper stock on second floor.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1954, at 10 A.M. at request of the applicant; notices to be sent by registered mail to affected owners within two weeks of date of hearing set for November 16, 1954 at 10 A.M.

758-53-A

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Concord Paper & Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1954, at 10 A.M. at request of the applicant, to be heard in conjunction with Cal. 757-53-BZ, on above date.

131-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station and store, to include lubritorium, car wash, motor vehicle repair shop, store and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 5, 1954, at 10 A. M. for applicant to consult with lessee and file revised plans.

132-54-A

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 5, 1954, at 10 A. M. for revised plans in conjunction with Cal. No. 131-54-BZ.

190-54-BZ

APPLICANT—Henry Nordheim, for Felix and Sadie Itkin and 415 Sound View Avenue Inc., owners.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the extension to existing laundry, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—415-421 Sound View avenue, west side, 10.91 ft. north of Underhill avenue and 416 Leland avenue (Block 3498, Lots 30, 31 and 32), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim and Mark Quain.

For Opposition: Catherine C. Healy and Vera R. Ward.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 13, 1954, 10 A. M. for inspection and decision.

MINUTES

218-54-BZ

APPLICANT—Ingram S. Carner, for Rosalie Krenkel and Louis Mintz, owners.

SUBJECT—Application March 30, 1954—(decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (automatic), storage and sale accessories and the parking of motor vehicles waiting to be serviced with an entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—5401-5427 Flatlands avenue and 1187-1197 East 54th street, northeast corner (Block 7780, Lots 9, 14 and 15), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: Walter Lubarsky and Harold Schwartz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 19, 1954, at 10 A.M. for inspection and decision without further argument; hearing closed.

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re vocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

APPEARANCES—

For Applicant: Gustave Posner.

For owner: Blum Jolles and M. Glubul.

For the Borough Superintendent: Gussie E. Rotner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over from September 14, 1954, to October 5, 1954, at 10 A.M. for owner to obtain a certificate of occupancy; the work has been certified as completed by the Department of Housing and Buildings, in a statement filed at hearing.

225-36-BZ—Vol. II

APPLICANT—Lamb and Lamb, for North American Holding Corp., owner.

SUBJECT—Application February 17, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence and business use district, for a term of twenty years, the use of part of 1st floor as stores in existing class A multiple dwelling (previously denied by the Board, later granted and Board later reversed by Court).

PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th street, southeast corner, Block 2456, Lot 163, Borough of the Bronx.

APPEARANCES—

For Applicant: William A. Lamb and Harry M. Prince.

For Opposition: Israel Hoffman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Chairman Murdock and Commissioner Keating

Negative: Commissioner Kleinert and Deputy Chief Connors

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on March 9, 1954 subject to regular procedure, for rehearing under section 7e of the zoning resolution, previously granted

under section 21; and

WHEREAS, a public hearing was held on this application on June 29, 1954 after due notice by publication in the Bulletin; laid over for inspection and decision; hearing closed; date for decision to be set; and then set for July 27, 1954; and then laid over to September 14, 1954, for further consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 167th street are in residence and business use, C area, class 1 height districts; Grand Concourse is in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 11, 1954 acting on Alt. Applic. 553-53, reads:

"A1. Proposed stores on 1st story of the present non-fireproof 6 sty. and cellar class "A" hereafter erected multiple dwelling in a residence district is contrary to the provisions of Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 204.84 ft. and 98.86 ft. frontage by 200 ft. in depth, irregular, on which is located a building of non-fireproof construction, six stories and cellar in height, with a frontage of 205 ft. on the Grand Concourse and a depth of 97 ft. on East 167th street, used and occupied as a class A multiple dwelling; that the established street grade of East 167th street grades downward about 5% from the Grand Concourse and creates a condition whereby the cellar ceiling is substantially above the East 167th street grade so as to make a portion of the said cellar available directly from the 167th street sidewalk; that it is proposed to use this 167th street frontage for stores, commencing at a point in the cellar 25 ft. east of the Grand Concourse; that the application for the use of this cellar space for stores was denied by the Bronx Superintendent of buildings on June 30, 1936; and

WHEREAS, the applicant contends that on July 17, 1936 an appeal for a variance from the ruling of the superintendent was filed with this Board under section 21 of the zoning resolution and a hearing held on October 20, 1936, at which time the granting of a variance was denied by a 2-2 vote of the Board; that an amended application was filed on November 6, 1936 under sections 7c and 21; inasmuch as it was found that the said premises were located partly in a business use and partly in residence use rather than entirely in a residence use district as had been, in part, the basis of the objection of the borough superintendent in the original case; that the Board granted a reopening and, at a hearing held on December 1, 1936, a variance was allowed under section 21, under certain restrictive conditions, but not under section 7c; that this decision was reviewed by the courts and was reversed and annulled, under the hardship provision, as a result of which the cellar space has remained vacant and unused for these past 17 years; and

WHEREAS, the applicant further contends that this present application for a review of the new ruling of the Bronx superintendent in connection with Alt. 553-53 and amendment thereto dated January 7, 1954, is based on section 7e of the zoning resolution so as to permit the proposed use for a period of 20 years, the said section 7e having come into existence as presently worded as part of the zoning resolution since the original hearing in 1936; that since the original application was filed in 1936, the character of East 167th street has changed materially in its use as a business section due to the intensive, increased development of the area and the greater use of automobiles during the last 17 years; that East 167th street may be said to have become the business hub of this entire area and retail stores now extend solidly along both sides of 167th street from Jerome to Morris avenues; that because of the large area of the cellar there is ample space, other than this store space, for a janitor's apartment, employees rooms, boiler room and all other accessory rooms—the only uses permitted under section 34 of the multiple dwelling law in a cellar; that the available unused portion of the cellar cannot be used for rentable living purposes, and the only practical use of the said portion of the cellar available from the street is for

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retail stores; that the Independent subway has its entrance at the corner of the subject premises, and an underpass below the Grand concourse abuts these premises; that the adjoining structure on East 167th street is a motion picture theatre, with entrance and lobby directly adjoining the premises; that both the subway entrance and the theatre cause many pedestrians to use the sidewalk in front of the premises under appeal, thereby creating a natural business use for the proposed stores on East 167th street; that these proposed stores will in no way conflict with the existing stores, but will broaden the scope of the tenants in the neighborhood for retail shopping; that business conditions have greatly increased locally in this area since 1936, and taxes and maintenance of property have also substantially increased since then; that rent control has made it difficult in many cases for property owners to meet these increased costs; that the proposed stores are to be occupied solely for such use as will be in conformity with all other retail stores in the area; that they will start at least 25 ft. east of Grand concourse on 167th street and thus preserve the residential character of the Grand concourse; that the granting of this application will not adversely affect the public health, safety or general welfare; and

WHEREAS, the applicant states that the present owner has held title to the property since June 1934; that the assessed valuation of land is \$140,000 and of the buildings \$435,000, making a total of \$575,000; that the building was erected 1936; and

WHEREAS, the Board has studied the prior action where these proposed stores were permitted under Section 21, only to have the Board's action nullified by the court due to the hardship and practical difficulty clause; the Board determined that the wording of Section 7c did not permit consideration and the Board is still of that opinion as there is no physical construction to enlarge the building as the open space on the lot is already preempted for yard purposes and there is no non-conforming use to be extended; accordingly the terms of Section 7e are applicable; and

WHEREAS, the premises and area were inspected by a committee of the Board; and

WHEREAS, as to the merits of the application under Section 7, subdivision e, there is a difference of opinion as to justification to grant a variance to permit the business use proposed.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 553-53, Obj. A1, and it hereby is *affirmed* and that the application be and it hereby is *denied*.

181-41-BZ—Vol. II

APPLICANT—Jerome Voletsky, for Jacques Galef, owner (Jacob Goldstein, lessee).

SUBJECT—Application reopened July 27, 1954 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—302-308 East 34th street, south side, 80 ft. east of 2nd avenue, Block 939, Lots 55-58, Borough of Manhattan.

APPEARANCES—

For Applicant: Jerome Voletsky.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, on November 5, 1941 this application (Vol. I) was denied by the Board under section 7h of the zoning reso-

lution, to permit in a residence use district, for a temporary period of not more than two years, the parking and storage of more than five motor vehicles; and

WHEREAS, on October 28, 1947, under Vol. II, the Board granted an application under section 7h for a term of two years the parking and storage of more than five motor vehicles, Block 939, Lots 55 and 58, Manhattan; and

WHEREAS, the time to complete the work was extended on June 8, 1948; and

WHEREAS, the term of variance was extended on November 1, 1949 and October 16, 1951; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation; and

WHEREAS, this application was reopened on July 27, 1954 and set for hearing on September 14, 1954 at 10 A. M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, to consider extension of the term of variance in view of term having expired October 16, 1953; and

WHEREAS, a public hearing was held on this application on September 14, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated September 1, 1954 acting on N.B. Applic. 154-47, reads:

"Before a certificate of occupancy may be issued for the subject premises, it will be necessary to obtain an extension of the term of variance from the Board of Standards and Appeals under Cal. #181-41-BZ."

Note: The last extension expired Oct. 16, 1953."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 28, 1947, as thereafter amended by resolutions adopted October 16, 1951, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"Granted under Section 7h for a term of two (2) years from the date of this amended resolution * * * that other than as herein amended the provisions of the resolution above cited shall be complied with and a new certificate of occupancy shall be obtained." (N. B. Applic. 154-1947, Objection of Sept. 1, 1954.)

189-49-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corporation, owner, Cities Service Oil Company, lessee.

SUBJECT—Application July 28, 1953 (decision of the borough superintendent), under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station and accessory building to include lubritorium, car washing, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles on unbuilt portion of lot.

PREMISES AFFECTED—6571 Broadway, northwest corner of West 260th street, Block 3423-N, Lot 1059, Borough of The Bronx.

APPEARANCES—

For Applicant: George H. Colin and Robert Stanton.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 22, 1953 subject to regular procedure, previously withdrawn; and

WHEREAS, a public hearing was held on this application on June 29, 1954 after due notice by publication in the Bulletin;

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laid over for inspection and decision; hearing closed; date for decision to be set; then set for July 27, 1954; and then laid over to September 14, 1954, for the applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, C area, class 1 $\frac{1}{4}$ height district; West 260th street and Broadway are in residence and business use, C area, class 1 $\frac{1}{4}$ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 7, 1953 acting on amendment to N. B. Applic. 1029-52 and superseded by amendment to N. B. Applic. 1029-52, dated May 4, 1954, which reads:

"1. In a business use district the proposed "Gasoline service station including accessory sales, lubritorium, car washing, minor motor vehicle repairs and parking and storage for more than 5 motor vehicles" is contrary to Sect. 4, Subd. 46 of the Zoning Resolution.

2. The proposed sign is contrary to Sect. 4, Subd. 49 of the Zon. Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 80.53 ft. frontage by 100 ft. in depth, on which is located a one story brick building approximately 15 ft. by 18 ft.; that this building has a peaked tile roof and contains a sales office, one toilet and a heater room; that there are also on the property one outside hydraulic lift, a three pump concrete island and eleven 550 gallon underground gasoline storage tanks; that abutting the premises are three curb cuts, two on Broadway and one on 260th street, and wood fences along the interior lot lines; that the existing gas station building was erected under N. B. Applic. 2732-26 and certificate of occupancy No. 2508-27 was issued for office and gas station; that the entire premises have been used as a gas station since at least 1915 according to the records of the fire department under File No. 3300-116, from which the following facts appear; that on July 15, 1915 the fire department approved an application for two 550 gallon underground tanks at these premises which were described as a gasoline and oil selling station; that on November 4, 1926 that department approved plan No. 3539-26 for eight additional 550 gallon tanks, the application describing the premises as 80.53 ft. by 100.2 ft. and stating that no extension in area was involved; that the latter approval followed a departmental report stating from all appearances present area of plot has been occupied as an oil station 80 ft. by 100 ft.; that it is proposed to remove the existing building and to erect a new two-bay service station building to be 28 ft. by 44 ft., and will accommodate, in addition to the office, two bays, one for lubrication and one for car washing, ladies' and men's rest-rooms and a combined heater and storage room; that the construction is to consist of concrete foundations, masonry walls and wood roof; that it is believed that porcelain enamel facing is appropriate for this location and this type of exterior is therefore indicated; that the building will be of a canopy design and on the parapet, above the office, an illuminated free-standing sign is proposed; that two new 2-pump islands will be connected to eight of the existing underground tanks; that the existing outside lift will be removed and all greasing facilities installed in the proposed lubritorium; that the entire premises will be paved with asphalt and new fencing will be erected along the interior lot lines; that the existing curb cuts on Broadway are to continue unchanged; that the existing curb cut on 260th street is to be relocated to the west, so as to afford 5 ft. clearance from the vertical extension of the easterly property line, and an additional curb cut is requested on 260th street; and

WHEREAS, the applicant contends that the station was erected in 1926 according to requirements of that day, and does not meet the present day requirements of either the public or progressive service station operation; that open greasing facilities are outmoded and an enclosed lubritorium will make available a modern greasing facility to the advantage of the public, the property owner and the persons

employed at the station; that the proposed car wash bay is necessary by reason of public demand for complete servicing facilities at one station; that the work space is required for minor motor vehicle repairs; that the larger office will replace the present one, which is entirely inadequate, necessary storage room will be furnished and the additional restroom will afford the public modern, sanitary convenience of this nature; that permission is also requested for the parking and storage of more than five motor vehicles, as an accessory use; that the proposed modernization will improve the general appearance of the neighborhood by substituting a service station building of handsome appearance and modern design for an outdated structure and will also, for the same reason, tend to increase property values and the city's tax income; that the owner is at present under a special and unique hardship in respect of the proeprty involved in this application; that its inability to effect the physical improvement of the property and thereby increase its economic productivity leaves the owner burdened with the full cost of carrying and maintaining the property, while it is unable to realize the full economic potential of the property in order to defray such costs; and

WHEREAS, the applicant states the owner has held title to the property since June 1, 1942 and through affiliated corporations since 1926, and further states the assessed valuation of land is \$12,000 and of building \$3,000, making a total of \$15,000; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions A, c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the reconstruction and rearrangement of the lawfully existing gasoline service station, substantially as indicated on plans filed with this application, marked "Received June 28, 1953" (5 sheets), as amended by revised plans marked "Received September 3, 1954" (4 sheets), *on condition* that all buildings and uses shall be removed and the premises reconstructed as indicated on such revised plans; that retaining walls as may be necessary shall be constructed as proposed at the rear lot line at the west and the side lot line to the north; that such retaining walls shall be constructed on these premises by and at the expense of this owner; that the accessory building shall have no cellar and in all other respects shall comply with the requirements of the Building Code and shall be arranged as indicated on such revised plans; that pumps shall be located not nearer than 15 ft. to the street lines of Broadway and West 260th street; that the facades of the accessory building shall be of brick and may be painted, as proposed; that curb cuts shall be restricted to those shown, namely, two to Broadway, each as existing, 27 ft. 6 in. in width and two to West 260th street, one existing but relocated, 28 ft. in width and one new curb cut 30 ft. in width; that this is permitted under Section 7A of the zoning resolution; that the premises where not occupied by accessory buildings and pumps shall be paved with concrete or asphaltic paving; that there shall be constructed within the building lines at the intersection a block of concrete extending for not less than 5 feet along each building line and not less than 12 in. in height; that the number of gasoline storage tanks shall be limited to the existing eight 550 gallon tanks but not over a total of ten as previously authorized which shall be tested to comply with the requirements of the fire commissioner; that such portable fire-fighting appliances shall be installed within the building as the fire commissioner shall direct; that under section 7i, minor repairs carried on within the accessory building and with hand tools only, for minor adjustments, may be permitted; that parking and storage of passenger motor vehicles shall be placed so as not to interfere with the servicing of cars; that signs shall be restricted to permanent signs attached to the facade of the accessory building, as indicated,

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on the cornice of the canopy which signs may be illuminated and to the illuminated globes of the pumps, excluding all roof and temporary signs, but permitting the continuation of a post standard, supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale; that such sign shall be constructed and maintained within the intersection but not near the side or rear lot lines; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

95-54-BZ

APPLICANT—Bishop G. Polizoides, for Sophie Polis, owner.

SUBJECT—Application February 10, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a two family dwelling, without the required setback for the full depth.

PREMISES AFFECTED—111-04 38th avenue, southeast corner of 111th street, Block 1783, Lot 11, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Bishop G. Polizoides and K. A. Kalfas.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 13, 1954 after due notice by publication in the Bulletin; laid over to July 27, 1954, for inspection and decision; hearing closed; then to September 14, 1954, for decision after applicant has filed revised plan, as suggested; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 38th avenue and 111th street are in a residence use, E area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 10, 1954 acting on N.B. Applic. 1806-53, reads:

"1. Provide min. required setback of 10'-0" for E area district. Art. IV Sec. 15(d) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. and 125 ft. frontage by 125 ft. in depth, presently vacant; that it is proposed to erect a two-family dwelling, 18 ft. front by 60 ft. in depth, two stories, 21 ft. in height, of class 3 construction to be used as a two-family dwelling; and

WHEREAS, the applicant contends that the present owner purchased the property in 1922 expressly for the purpose of erecting a dwelling for his own use; that at the time of acquisition the lot was in a C area district and could be used for the erection of a dwelling without setbacks; that the premises were rezoned on May 1, 1936 from C area, residence use, 1½ height district to E area, residence use, class 1 height district; that a setback of 12 ft. 6 in. will be provided along the 111th street building line except for front entrance steps, which will project 2 ft. 6 in. leaving the required setback of 10 ft. in conformance with the requirements of the zoning resolution; that the only variance required is along 38th avenue, where the setback will be 7 ft. instead of the 10 ft. required; that inasmuch as the lot is only 25 ft. in width it would be impractical to construct a dwelling conforming to the setback required along 38th avenue; that the 52 ft. rear yard to be provided along 38th avenue will insure ample light and air to the adjoining dwelling along 38th avenue; that the variance requested will be in

harmony with the general purpose and intent of the zoning resolution and will do substantial justice and will at the same time permit the owner to develop his property with a usable dwelling; and

WHEREAS, the applicant states the owner has held title to the property since October 7, 1922; that the land is assessed for \$3,600 and is vacant; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship; that the setback proposed will conform generally to adjacent residence buildings.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21, to permit the reduction in setback, as proposed and as indicated on plans filed with this application, marked "Received February 10, 1954" (7 sheets), as amended by revised plans, marked "Received September 9, 1954" (2 sheets), on condition that the building in all other respects shall comply with all laws, rules and regulations applicable thereto; that the pediments shown above the parapet line may be omitted; that a portion of the cellar may be constructed of proper height to accommodate an oil burner and the balance to be left as crawl space; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

211-54-BZ

APPLICANT—A. David Rosen, for Henry Bender, owner, George J. Caron and Harry A. Taylor, lessees.

SUBJECT—Application March 23, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a business district the erection and maintenance of an automobile laundry (automatic), conducted as the principal business establishment.

PREMISES AFFECTED—36-32 21st street, west side, 123.04 ft. north of 37th avenue and 36-31 14th street, Block 349, Lot 5, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Robert Gottlieb and George J. Caron.
For Opposition: C. J. Cammarata for N. Y. C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 13, 1954 after due notice by publication in the Bulletin; laid over to July 27, 1954, for inspection and decision; hearing closed; then to September 14, 1954, for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, B area, class 1½ height district; 21st street is in business and manufacturing use, B area, class 1½ height districts; 14th street is in residence and business use, B area, class 1½ height districts; 37th avenue is in residence, business and unrestricted use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 19, 1954 acting on N.B. Applic. 244-54, reads:

"1. Use of premises located in a business use district as auto laundry is contrary to Art. II Sec. 4(a) (52) of the Zoning Resolution."

and

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WHEREAS, the applicant states that the premises consist of a plot, 37.72 ft. frontage by 78.23 ft. in depth, irregular, presently vacant; that on July 25, 1916 this property was zoned as being in an unrestricted use district, B area, class 1 1/4 height district; that on August 15, 1949 the district maps were amended so that this property is zoned as a business use, B area, class 1 1/2 height district; that it is proposed to erect a one-story masonry building, of class 3 construction, 20 ft. by 60 ft., to be used as an automobile laundry; and

WHEREAS, the applicant contends that the present owner has held title to this property since December 26, 1935 at which time the property was zoned unrestricted; that he has never had an income from his investment to enable him to carry this property; that 21st street at this point is a heavily travelled street and there is no demand for a conforming use; that the block on which this site is located have gas stations on lots 1 and 16; that the land on the east side of 21st street is currently zoned unrestricted and is presently improved with junk yards, steel yards, gas selling station and repair shops; that there is a demand for an automobile laundry in this area; and

WHEREAS, the applicant states that the present owner has held title to the property since December 26, 1935 and that the assessed valuation of land is \$8,000; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the adjoining gasoline station is under the same ownership; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of ten (10) years, to permit the premises to be occupied by an automatic car wash laundry, substantially as proposed and as indicated on plans marked "Received March 23, 1954" (3 sheets) as amended by revised plan marked "Received August 27, 1954" (1 sheet), *on condition* that the building shall be constructed and arranged as indicated on such revised plan marked "Received August 27, 1954"; that there may be curb cuts from 21st street and 14th street, each 30 ft. in width, located as shown; that woven wire fences of the chain link type, not less than 5 ft. 6 in. in height shall be constructed and maintained on the lot lines to the south and north, where walls of proposed building do not occur; that the sidewalks and curbing in front of the premises on both streets shall be reconstructed or repaired to the satisfaction of the borough president; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that there shall be no openings on the side lot line walls of the building or lot line fences to adjoining premises; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

294-54-BZ

APPLICANT—Ingram S. Carner, for Shellrock Realty Corporation, owner.

SUBJECT—Application April 13, 1954 (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a retail and unrestricted use district the conversion of existing theatre and stores to factory and retail stores.

PREMISES AFFECTED—136-16 to 136-20 Farmers boulevard, west side, 104.76 ft. south of Garrett street, Block 12529, Lot 6, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner, Leo E. Forman and Herbert P. Campbell.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 14, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in retail and unrestricted use, B and D area, class 1/2 height districts; Garrett street is in residence, retail and unrestricted use, B and D area, class 1/2 height districts; Farmers boulevard is in residence and retail use, D area, class 1/2 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 1, 1954 acting on Alt. Applic. 615-54, reads:

"1. Proposed conversion of an existing theatre and stores to a factory and retail stores located partly in an unrestricted and partly in a retail use district is contrary to Art. 2, Sec. 4-A of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 72.06 ft. frontage by 244.91 ft. in depth, irregular, improved with a motion picture theatre and two retail stores on the 1st floor and offices on the 2nd floor; that the theatre portion is of fireproof construction, and the balance of the improvement is of class 3 construction; that it is proposed to change the occupancy of the building so as to allow factory use, using more than 5% of the floor area as is required under section 4A of the zoning resolution, in that portion of the building which was auditorium and lobby; that in order to perform this change, the present sloping floor will be levelled to the present lobby level and new exit door cut at new level; that the 2nd floor will be used as offices in conjunction with the operation on the 1st floor; that exits from this floor are the existing 4 ft. wide stair leading directly to street, the existing iron fire escape at the northerly side of the building and the present interior stair leading to the floor and offices below; and

WHEREAS, the applicant contends that this property improvement now adjoins the Long Island railroad on the south and the existing gas station to the north; that in addition, this property is now located in part in an unrestricted use and partly in a retail use district, and neither of these uses restricts the use of this property as a factory; that the restriction set forth under paragraph 4A merely restricts manufacturing to 5% of the total floor area within the retail portion of the use district lines; that this is an appropriate case for the Board to determine and vary the application of the use district regulations, as no adverse condition is to be created in the neighborhood since the building is of fireproof construction and no use of the factory is requested other than is permitted in a business use district, although a portion of the building is within the unrestricted use district; and

WHEREAS, the applicant states that the present owner has held title to the property since August 1, 1953; that the assessed valuation of land is \$10,000 and of the buildings \$39,000, making a total of \$49,000; that the building was erected 1928; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision c, to permit the extension of the use permitted in the unrestricted district into the more restricted district, substantially as proposed not to exceed 5% for factory work and as indicated on plans filed with this application marked "Received April 13, 1954," 3 sheets, *on condition* that the building shall not be increased in height or area, and in all other respects the building and occupancy shall comply with

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all laws, rules and regulations applicable thereto other than as modified this day under Cal. No. 295-54-A; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

295-54-A

APPLICANT—Ingram S. Carner, for Shellrock Realty Corporation, owner.

SUBJECT—Appeal filed April 13, 1954, from a decision of the borough superintendent.

PREMISES AFFECTED—136-16 to 136-20 Farmers boulevard, west side, 104.76 ft. south of Garrett street (Block 12529, Lot 6) (2nd floor), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner, Leo E. Forman and Herbert P. Campbell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated April 1, 1954, acting on Alt. Applic. 615-54, reads:

"2. Provide two enclosed stairways from 2nd floor offices directly to a street as per Sec. 270 of the Labor Law."

and

WHEREAS, the applicant states that the building is 1 and 2 stories, 22 ft. in height; 59 ft. 2 in. front by 151 ft. 10 in. irregular in depth, of class 1 and class 3 construction, erected in 1928, located on a lot 72.06 ft. irregular front by 244.91 ft. irregular in depth, in an unrestricted use and retail use, B and D area, class ½ height district, and used and occupied since 1928: cellar, ordinary use and boiler room; 1st floor, two retail stores and motion picture theatre, 583 persons; 2nd floor, office, for which no certificate of occupancy has been issued; that the building is proposed to be used and occupied as follows: cellar, boiler and ordinary use; 1st floor, factory and office and retail stores, 30 persons; 2nd floor, office and factory, 10 persons; and

WHEREAS, the applicant states that the theatre portion of the building is fireproof and the balance is of class 3 construction; that it is now proposed to change the use of the building to allow factory use using more than 5% of the floor area, as permitted under Section 4-A of the zoning resolution in that portion of the building which was an auditorium and lobby; that it is proposed that the present sloping concrete floor will be leveled to the present lobby level and new exit door cut at new level as indicated on plans filed with application for a zoning variance under Cal. 294-54-BZ; that the 2nd floor will be used as offices in conjunction with the 1st floor factory use; that the exits from the 2nd floor consist of the existing 4 ft. wide stair leading directly to the street, the existing iron fire escape at the northerly side and the existing interior stair leading to the 1st floor of the building; and

WHEREAS, the applicant requests that the Board permit the exits to remain as indicated on plans filed with application for zoning variance under Cal. 294-54-BZ as these exits were accepted for the prior occupancy of 583 persons on the 1st floor and as the proposal now is to occupy the 1st floor by 30 persons and the 2nd floor by 10 persons and to use the 2nd floor for offices only; and

WHEREAS, the applicant contends that the use as a theatre is more stringent than as a factory and these existing exits are deemed adequate for the prior use; that the 2nd floor is but 12 ft. above grade and comprises a total area of approximately 2125 sq. ft.; that the exits proposed will comply with Section 6.1.2.2.3 of the Administrative Building Code; and

WHEREAS, the applicant requests that in view of the unnecessary hardship which would ensue if the owner were required to comply with Sec. 270 of the labor law, it is requested that this application be granted so as to permit the exits to remain as indicated on plans filed with Cal. 294-54-BZ.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 615-54, Obj. 2, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the second story, formerly the offices of the former theatre, shall be used only as offices as proposed for this proposed tenancy; that stairs, as indicated, leading to the 1st floor and street shall be maintained as indicated on plans filed with 294-54-BZ, marked "Received April 13, 1954," 3 sheets; that the proposed fire escape leading to the adjoining 10 ft. passageway shall be constructed and maintained; that in all other respects the requirements of the labor law shall be complied with; that the proposed factory work, consisting of assembling the product shall be carried on in the rear portion of the building within the unrestricted district but in no event to exceed 5% of the floor area in the retail area; that the three exits as shown on the side court from the 1st floor of the building, as shown on such plans, shall be maintained.

Adjourned: 12:45 P. M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON,

SEPTEMBER 14, 1954, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

778-39-A—Vol. IV

APPLICANT—James E. McKillop, for Oak-Cal Realty Corp., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. IV—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—114-126 Green street, south side, 270 ft. east of Franklin street, Block 2522, part of Lot 16 and Lots 18 and 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. McKillop.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated March 25, 1954, acting on Alt. Applic. 403/54, reads:

"4. The area of the structure after proposed alteration will exceed the 10,000 sq. ft. permitted by Sec. 4.2.1 of the Bldg. Code for Class 3 buildings."

and

WHEREAS, the applicant states that the building is 1 story, 23 ft. in height; 150 ft. by 100 ft. in area, of class 3 construction; altered in 1944; located on a lot 150 ft. front by 100 ft. in depth, in an unrestricted use, C area, class 1½ height district, and used and occupied since 1944—1st floor, steel warehouse, 6 persons; mezzanine, locker room; proposed to be increased to 175 ft. front by 100 ft. in depth, of class 3 construction, 1 story, 22 ft. in height; and used and occupied—1st floor, steel warehouse, 6 persons; mezzanine, locker room; that the building will be provided with one 3 ft. wide iron stairs, enclosed in partitions of wood studs, lath and plaster, fire retarded, equipped with wood self-closing doors; stair hall leads direct to street and is provided with a ladder and scuttle to roof; and

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WHEREAS, Certificate of Occupancy #115377 issued October 10, 1946, on Alt. Applic. 1421/44, pursuant to resolution adopted by the Board June 13, 1944, under Cal. No. 778-39-A, permits the following use and occupancy: 1st floor on ground, warehouse for steel storage, 10 persons; 2nd floor, locker room, 60 lb. live load, 30 persons; and

WHEREAS, the applicant states that it is proposed to combine two 1 story brick commercial buildings into one building by removing a brick wall which now separates the buildings; that part of one of the buildings has a small mezzanine floor 20 ft. 6 in. by 50 ft. in area, used as a locker room for employees; that the building at No. 114 Green street is 25 ft. by 100 ft. in area, 17 ft. in height; that the building at Nos. 116 to 126 Green street is 100 ft. by 150 ft. in area, 21 ft. in height, with an additional 1,000 sq. ft. 2nd floor area; that No. 114 Green street is used as a machine shop and Nos. 116 to 126 is used for the storage of structural steel and steel plates; that it is proposed to use the combined buildings for storing steel; and

WHEREAS, the applicant contends that the present structure Nos. 116 to 126 Green street, for which Certificate of Occupancy #115377 was issued, already exceed the permissible area by 5,000 sq. ft.; that the joining of the two buildings making a total area of 17,500 sq. ft. at grade level would not create any greater fire hazard than their present use inasmuch as the structural steel members or shapes to be stored reduces the fire risk to practically zero; that there will be no inflammable materials stored on the premises; that storage space for this type of business is scarce as there are very few buildings having the required height up to 20 and 21 ft. to accommodate the traveling cranes; that for this reason it is necessary to use the adjoining building to the west as proposed to acquire additional space; that the combining of the two buildings as now proposed would be permitted if a sprinkler system was installed and the Board is requested to waive the requirement for the installation of the sprinkler system; and

WHEREAS, on July 5, 1939, under Cal. No. 778-39-A, the Board modified a decision of the Borough Superintendent, dated June 5, 1939, on N.B. Applic. 499/39, objection 3, relating to Nos. 130 to 142 Green street, so as to permit the erection of a building, 1 story, 22 ft. in height; 146 ft. 4 1/2 in. front by 100 ft. in depth, in non-fireproof construction, for the storage of iron and steel; and

WHEREAS, on July 13, 1943, under Cal. No. 778-39-A, Vol. II, the Board modified a decision of the Borough Superintendent, dated June 7, 1943, on Alt. Applic. 1560/43, obj. 2, so as to permit the erection of a one story brick extension, 62 ft. 6 in. front on Huron street, 32 ft. in height, giving a combined area of 19,383 sq. ft. facing on two street fronts providing the number of persons employed be not increased and only so long as the building is occupied as then proposed for the storage of steel; and

WHEREAS, on June 13, 1944, under Cal. No. 778-39-A, Vol. III, the Board modified a decision of the Borough Superintendent, dated May 24, 1944, on Alt. Applic. 1421/44, Obj. 1, relating to Nos. 116-126 Green street, so as to permit the connection of both buildings at the 1st floor into one area, 150 ft. by 100 ft. by removing the brick and frame dividing walls on the 1st floor; that by removing the present frame walls in the existing frame building and reconstructing them of brick and making the entire area enclosed with brick walls, steel girders and columns, wood roof and floor beams, and the 2nd floor to consist of an area of 1,000 sq. ft., and the 1st floor to be occupied for the storage of steel and the 2nd floor as a locker room, on condition that any opening between the building in question and the building adjoining to the east, be equipped with approved fire doors on each side; that a means of access from the 2nd story roof to the adjoining roof be provided with steel ladder to provide escape in case of fire, and that the variance be granted only so long as the building is used substantially as proposed and not increased in height or area.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 13, 1944, by adding thereto:

"that the area of the building may be increased by removing the brick wall as proposed so as to increase the space by 2500 square feet, as indicated on plans filed with this appeal, marked 'Received April 22, 1954' (1 sheet); that such extension shall be at the west end of the building as shown on such plan; that the resolution above cited shall be complied with in all other respects and conditions in resolution above cited shall also apply to the enlarged space."

931-50-A

APPLICANT—Keogh, Brennan and Maged, for Cunningham Oaks, Inc., owner.

SUBJECT—Application filed December 18, 1950—appeal from a decision of the fire commissioner.

PREMISES AFFECTED—215-04, 215-06, 215-10 and 215-12 69th avenue, 69-05, 69-07, 69-09 to 69-17, 69-19 to 69-27 215th street; 69-04, 69-06, 69-08 to 69-16, 69-18 to 69-26 Bell boulevard (Block 7638, Lot 12); 69-11 to 69-51 213th street, 69-04, 69-06, 69-30 to 69-36 215th street; 214-12 and 214-14 69th avenue; 213-05 to 213-29, 214-03, 214-05, 214-09, 214-11 73rd avenue (Block 7636, Lot 7); 210-06 to 210-22, 211-02 to 211-20, 212-02 to 212-16, 213-12 to 213-30, 214-06, 214-08 69th avenue; 210-05 to 210-25, 211-01 to 211-21, 212-01 to 212-21 73rd avenue; 69-05, 69-07, 69-15 to 69-53 210th street; 69-04, 69-06, 69-10 to 69-44, 69-48, 69-50 213th street (Block 7633, Lot 1), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph L. Maged.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated November 21, 1950 reads:

"In accordance with established procedure, you are hereby notified that a violation of the Oil Burner Rules of the Board of Standards and Appeals is being maintained at each of the following premises operated by you:

210-02/16 69th ave. Qs.	Folder F11019.03
69-15/49 210th st. Qs.	" F11020.03
69-10/44 213th st. Qs.	" F10054.03
213-12/214-08 69th ave. Qs.	" F10056.03
211-01/21 73rd ave. Qs.	" F10055.03
69-11/47 213th st. Qs.	" F 9007.03
69-08/16 Bell blvd. Qs.	" F 9006.03

Under Rule 15.2 of the Oil Burner Rules, each of the above buildings must be under the direct supervision of a person holding a certificate of fitness issued by the Fire Commissioner, who shall be in the building at all times when the burners are in operation."

and

WHEREAS, the applicant states that the premises in question consist of acreage, comprising all or part of three separate blocks, located in a residence use, D area, class 1 height district, upon which there has been erected a series of two story class 4 constructed two-family dwellings, 26 ft. in height with garages and accessory uses and that these premises consist of a portion of the premises which were the subject of a variation of the provisions of the zoning resolution by the Board under Cal. No. 457-49-BZ and a variance of the Building Code by the Board under Cal. 458-49-A; and

WHEREAS, the applicant has filed copies of certificates of occupancy issued for these buildings; and

WHEREAS, the applicant states that the owner operates this development under Section 608 of the National Housing Act; that the development consists of 306 family units with garages and accessory uses group into 18 building groups; there are 7 boiler rooms in the cellars of various buildings,

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as indicated on plans filed with this appeal; that the owner employs 3 qualified persons holding certificates of fitness, three who reside on the premises including one relief man; that strict compliance with Rules 15.2 would mean the employment of considerably more labor than is contemplated by the Federal Housing Administration in fixing the amount of mortgage and the operating costs and would necessitate raising of the rents and thus create an unnecessary hardship; that all the boiler rooms have been constructed in accordance with approved plans; that the ceilings have been insulated in accordance with the requirements; that the boiler room walls consist of 12 in. concrete, the floors consist of 4 inch stone concrete slabs and the boiler rooms are enterable from the exterior of the building through a 3 ft. wide fireproof door; that each boiler room entrance is served by a concrete walk integrated into the circulation walk system of the development; that the 5,000 gallon #6 fuel oil tanks are located in the ground adjacent to the boiler room and the fuel oil storage tanks are coated with two coats of asphaltum and are equipped with standard manhole openings; and

WHEREAS, a public hearing was held on this appeal November 7, 1951, and the matter was adjourned to December 11, 1951, to permit inspection by a committee of the Board; and

WHEREAS, upon inspection of the premises made by a committee of the Board, November 18, 1951, it was found that the preheaters were covered with insulating material to the extent that the calendar number under which they were approved for general installation throughout the city was obscured and the applicant was instructed to furnish to the Board a rubbing indicating the calendar number and a photograph of a typical installation of the preheater showing the calendar number of such preheater; such information to be furnished at the hearing December 11, 1951; and

WHEREAS, on December 11, 1951, the appeal was laid over to permit further study and for further information to determine whether the preheaters as installed were of the type approved by the Board for installation in New York City and whether the installation conformed with requirements therefor; and

WHEREAS, report filed April 24, 1952, by William H. Dusenbury, consulting engineer on behalf of the applicant, indicated that the preheaters installed and the fuel oil detectors installed in connection with such preheaters had not been installed in accordance with the resolutions adopted by the Board granting general approval for their installation in New York City; and

WHEREAS, under date of May 6, 1952, the applicant was directed to file a fuel oil application with the Borough Superintendent, for each installation so as to correct the installation and upon completion of the altered installation to file a new engineering report with this appeal; and

WHEREAS, on September 16, 1953, the applicant advised the Board that application for fuel installation filed with the Borough Superintendent under numbers 786 to 792 of 1953, inclusive and were approved by the Borough Superintendent August 7, 1953; and

WHEREAS, the applicant has filed on September 14, 1953, an affidavit by William H. Dusenbury, licensed professional engineer, stating that he has examined the installations after completion of the changes required and that the installations as altered comply with the requirements Administrative Code and the Oil Burner Rules and with the requirements of General Approval resolution adopted by the Board relating to the appliances and devices involved; and

WHEREAS, under date of September 14, 1953, the applicant has filed a report by William H. Dusenbury, licensed professional engineer, describing the installations as they now exist upon completion of the alteration, which report reads in part as follows:

"Oil burners"

All oil burners are Enterprise Oil Burner Company Model E. Each have an oil delivery of 22 gals. per hour and a rating of 9000 EOR steam rating 1/2 HP motors. Cal. No. 1149-27-SA.

Controls

Minneapolis-Honeywell R-161-B relays—hot wire—gas electric ignition system. Motor starters with overload protection aquastats for controlling water temperatures. C503 Minneapolis-Honeywell stack switches and wells—thermostatically controlled electric heaters—fuel watchman controls on circulating pumps. Relay R-161-A, Stock Switch C-403A, Aquastat L-144A.

Fuel oil heaters

Standard fuel oil heaters having a capacity of 53 gal. per hour of 100 deg. temperature rise. Davis Paracoil type EI-Cal. #886-49-SA.

Tank gauges

Pyrometer—direct reading tank gauge calibrated in gallons.

Tanks

5,000 gallon New York City specifications fuel oil tanks as manufactured by Eastern Steel Tank Corporation—1/4 in. shell and 5/8 in. flanged and dished heads.

Draft control

Preferred draftostats in smoke breeching as manufactured by Cole.

Alarms

Davis safety probe control system. Cal. No. 886-49-SA.

Combustion Chamber

Combustion chambers built with #1 grade high temperature fire brick, Missouri clay, 3100 deg. fusion point. Front plates are 3/8 in. steel.

The following equipment is installed in the boiler rooms:

Boiler Room #1, Building #2

1—#5282 Pacific boiler having a rating of 15,180 sq. ft. total heating load 11,663 sq. ft.

3—#6M-1/2 BG circulating pumps—1 1/2 HP motor.

1—5,000 gal. fuel oil storage tank.

1—# Model E Enterprise oil burner.

1—Davis oil preheater with safety probe control system.

Boiler Room #2, Building #8

2—#4782 Pacific boilers each having a rating of 10330 sq. ft. total heating load 16261 sq. ft.

4—#6M 1/2 B & G. circulating pumps—1 1/2 HP motor

1—5000 gal. fuel oil storage tank

2—# Model E Enterprise oil burners

2—Davis oil preheaters with safety probe control system.

Boiler Room #3, Building #9

2—#4782 Pacific boilers each having a rating of 10330 sq. ft. total heating load 15574 sq. ft.

2—#7M2 B & G circulating pumps—2 HP

2—#6M 1/2 B & G circulating pumps—1 1/2 HP

1—5000 gal. fuel oil storage tank

2—Model E Enterprise oil burners

2—Davis oil preheaters with safety probe control system.

Boiler Room #4, Building #11

1—#6081 Pacific boiler having a rating of 18220 sq. ft. total heating load 13428 sq. ft.

1—#6M 1/2 B & G circulating pump—1 1/2 HP

2—#7M-2 B & G circulating pump—2 HP

1—5000 gal. fuel oil storage tank

1—Model E Enterprise oil burner

1—Davis oil preheater with safety probe control system.

Boiler Room #5, Building #13

1—#5282 Pacific boiler having a rating of 15180 sq. ft. total heating load 11768 sq. ft.

1—#6M 1/2 B & G circulating pump—1 1/2 HP motor

2—#7M2 B & G circulating pump—2 HP motor

1—5000 gal. fuel oil storage tank

1—Model E Enterprise oil burner

1—Davis oil preheater with safety probe control system.

Boiler Room #6, Building #15

2—#4782 Pacific boilers each having a rating of 10330 sq. ft. total heating load 15667 sq. ft.

2—#75M3 B & G circulating pump—1 1/2 HP motor

2—#7M2 B & G circulating pump—2 HP motor

1—5000 gal. fuel oil storage tank

2—Model E Enterprise oil burners

2—Davis oil preheaters with safety probe control system.

Boiler Room #7, Building #17

1—#5282 Pacific boiler having a capacity of 15180 sq. ft. total heating load 10266 sq. ft.

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- 1—#6M½ B & G circulating pump—1½ HP motor
2—#7M2 B & G circulating pump—2 HP motor
1—5000 gal. fuel oil storage tank
1—Model E Enterprise oil burner
1—Davis oil preheater with safety probe control system.

WHEREAS, the applicant has filed with the Board under date of March 10, 1954, a schedule of daily boiler room inspections, reading as follows:

DAILY BOILER ROOM INSPECTION SCHEDULE

Sect. No.	Building Nos.	Boiler Rooms Numbers and Address	Morning Shift		Afternoon Shift		Relief Man
1	1, 2 & 3 4 to 10 incl.	#1-69-16 Bell boulevard, building 2.	7:00 am	9:00 am	3:00 pm	5:00 pm	A. William Morrow 211-03 73rd avenue Bayside, N. Y.
		#2-69-31 213th street, building 8	7:15 am	9:15 am	3:15 pm	5:15 pm	
		#3-213-24 69th avenue, building 9	7:30 am	9:30 am	3:45 pm	5:30 pm	
		#4-69-18 213th street, building 11	7:45 am	9:45 am	4:00 pm	5:45 pm	
		#5-211-19 73rd avenue, building 13	8:00 am	10:00 am	4:15 pm	6:00 pm	
		#6-69-41 210th street, building 15	8:15 am	10:15 am	4:30 pm	6:15 pm	
		#7-211-06 69th avenue	8:30 am	10:30 am	4:45 pm	6:30 pm	
2	1, 2 & 3 4 to 10 incl.	#1-69-16 Bell boulevard, building 2.	11:00 am		7:30 pm		B. George Gowing 213-24-A 69th avenue Bayside, N. Y.
		#2-69-31 213th street, building 8	11:15 am		7:45 pm		
		#3-213-24 69th avenue, building 9	11:30 am		8:00 pm		
		#4-69-18 213th street, building 11	11:45 am		8:15 pm		
		#5-211-19 73rd avenue, building 13	12:00 am		8:30 pm		
		#6-69-41 210th street, building 15	12:15 pm		8:45 pm		
		#7-211-06 69th avenue	12:30 pm		9:00 pm		
3	11 to 18 incl.	#1-69-16 Bell boulevard, building 2.	1:30 pm		9:15 pm		C. Michael Surdoo 69-06 Bell boulevard Bayside, N. Y.
		#2-69-31 213th street, building 8	1:45 pm		9:30 pm		
		#3-213-24 69th avenue, building 9	2:00 pm		9:45 pm		
		#4-69-18 213th street, building 11	2:15 pm		10:00 pm		
		#5-211-19 73rd avenue, building 13	2:30 pm		10:15 pm		
		#6-69-41 210th street, building 15	2:45 pm		10:30 pm		
		#7-211-06 69th avenue	3:00 pm		10:45 pm		

All the above, including the relief man hold a certificate of fitness for oil burner operation, issued by the Bureau of Combustibles, Fire Department. They reside on the premises and are available for emergencies at any time. The relief man serves on days when the other men are off.

The chief engineer, William Morrow, resides on the premises and is constantly checking at all times."

WHEREAS, the premises were inspected by a Committee of the Board.

Resolved, that the decision of the Fire Commissioner, dated November 21, 1950, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the inspection of the boiler rooms shall be in accordance with the daily boiler room inspection schedule as printed above and *on condition* that there shall be installed at each boiler room a time clock station so that inspection with portable time clock can be made and report of each boiler room listed and left in the business office of the company for Fire Department inspection; that the equipment, including the preheaters and oil burners shall be maintained to the satisfaction of the Fire Commissioner and properly labeled showing approval by the Board; that as soon as the operation of the boiler room is started, fees shall be paid to date from the beginning of use to the Fire Commissioner as proposed by the applicant; that in all other respects all requirements of law applicable thereto shall be complied with.

324-52-A

APPLICANT—Keogh, Brennan and Maged, for Alley Park Housing Corp., owner.

SUBJECT—Application April 23, 1952—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—61-51 to 61-53 Springfield boulevard; 221-52 to 221-78 Horace Harding boulevard; 221-07 to 221-29 64th avenue; 61-20 to 61-78 233rd place; 61-02 to 61-16 224th street (Block 7644, Lot 2); 61-19 to 61-69 and 64-01 to 64-71 223rd place; 61-22 to 61-52 and 64-02 to 64-40 224th street; 223-01 to 223-63 65th avenue (Block 7558, Lot 2); 224-47 to 224-65 67th avenue; 64-03 to 64-39 and 65-27 to 65-57 224th street; 224-02 to 224-64th avenue and 65-01 to 65-25 65th avenue (Block 7660, Lot 2), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph L. Maged.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, Orders Nos. C.M.V.O. 7610 to 7614, inclusive, issued by the Fire Commissioner August 1, 1951 and redated April 10, 1952, read as follows:

"An inspection of your premises this date shows that the following violations of the Administrative Code of the City of New York have been found to exist:

7. Procure one certificate of fitness, totalling 1 to operate F.O. burner at above address."

and

WHEREAS, the applicant states that this appeal is for a variance and modification of Rule 15.2 of the Oil Burner Rules; that the premises consist of two-story 2-family attached buildings, comprising 460 family units with garages and accessory uses; that the dwellings are in 24-building groups, for which certificates of occupancy have been issued; that there are six boiler rooms situated in the basements of the various buildings as indicated on plans filed with this appeal; and

WHEREAS, the applicant contends that a strict compliance with Rule 15.2 would require the employment of considerably more labor than is contemplated by the Federal Housing Administration in its project analysis in fixing the amount of mortgage and the operating costs and would necessitate raising the rents of apartments and thus create an unnecessary hardship; that all boiler rooms have been constructed in accordance with approved plans; that the ceilings have been properly insulated; the boiler room walls are 12 inches of concrete; the boiler room floors consist of 4-inch stone concrete slabs; the boiler rooms are enterable from the exterior of the buildings through a 3 ft. wide fireproof door; each boiler room entrance is served by a concrete walk integrated into the circulation walk system of the development; that 5,000 gallon #6 oil storage tanks are located in the

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ground adjacent to boiler rooms and the tanks are coated with two coats of asphaltum and provided with standard manhole openings; and

WHEREAS, the applicant was required to and did file an affidavit by a licensed professional engineer, fully describing the installation in each boiler room in question, which affidavit disclosed that the installations were not in conformity with the requirements of the administrative code; and

WHEREAS, the applicant was directed to make the installations conform with the requirements of the Administrative Code and for this purpose filed on October 5, 1953, with the Borough Superintendent Misc. Fuel Oil Applications 1227 to 1232/53, which applications were approved by the Borough Superintendent November 12, 1953; and

WHEREAS, on March 10, 1954, the applicant filed an affidavit by William H. Dusenbury, a professional engineer, stating he is familiar with the requirements for and the installation of oil burning equipment in the City of New York; that he has examined the installations at the premises involved since the changes in the installations of the preheaters and probes in accordance with the Administrative Code and the Oil Burner Rules of the Board, and that he has examined the application for general approvals filed with the Board for such equipment and that the installations referred to as altered and changed to comply with the Administrative Code and the Oil Burner Rules and the requirements of the general approval adopted by the Board and that such installations comply with all these requirements; and

WHEREAS, on March 10, 1954, the applicant filed with this appeal an amended report dated March 8, 1954, by William H. Dusenbury, consulting engineer, describing the installations in the boiler rooms in question as follows:

"Section No. 1

Boiler Room No. 1, in Bldg. No. 1, 61-78, 223rd Place

One Pacific Boiler Catalogue #4081 with heating load of 2145 lbs. per hour.

Two #7M2-2 HP and one #6M-1½—1½ HP B. & G. Circulating Pumps.

1—10,000 gal. fuel oil storage tank.

1—Model E Enterprise Oil Burner.

1—Yula fuel oil pre-heater having a capacity of 53 gal. per hour at 100 degree temperature rise and Yulatrol Fuel Oil Probe Calendar #376-50-SA.

Boiler Room No. 3, in Bldg. No. 3, 61-40 223rd Place

One Pacific Boiler Catalogue #4782 with heating load of 3040 lbs. per hour.

Two No. 7 M2-B. & G. circulating pumps—2 HP each.

1—10,000 gal. fuel oil storage tank.

1—Model E Enterprise Oil Burner.

1—Yula fuel oil preheater having a capacity of 53 gal. per hour at 100° temp. rise & Yulatrol Fuel Oil Probe Calendar #376-50-SA.

Boiler Room No. 7, in Bldg. No. 7, 61-27 223rd Place

Two Pacific Boilers Catalogue #4782, each having heating load of 2,500 lbs. per hour.

Two No. 7M2-2HP and one No. 6M-1½ & 1½ HP B. & G. circulating pumps.

1—10,000 gal. fuel oil storage tank.

2—Model E Enterprise Oil Burners.

2—Yula fuel oil preheaters, each capacity of 53 gal. per hour at 100° rise and Yulatrol Fuel Oil Probes Cal. #376-50-SA.

Boiler Room No. 12, in Bldg. No. 12, 223-31 65th Ave.

Two Pacific Boilers Catalogue #4781, each with heating load of 2500 lbs. per hour.

Two No. 7M2-2HP and one 85-M-5—5 HP B.Y.G. circulating pumps.

1—10,000 gal. fuel oil storage tank.

2—Model E Enterprise Oil Burners.

2—Yula fuel oil preheaters each with capacity of 53 gal. per hour at 100° temp. rise and Yulatrol Fuel Oil Probes Cal. No. 376-50-SA.

Section No. 6

Boiler Room No. 8, in Bldg. #8, 224-38 64th Ave.

Two Pacific Boilers Cat. #4081, each with heating load of 2145 lbs. per hour.

Two No. 75-M-3 3 HP and one 6M-1½—1½ HP B. & G. Circulating pumps.

1—10,000 gal. fuel oil storage tank.

2—Model E Enterprise oil burners.

2—Yula fuel oil preheaters, each with capacity of 53 gal. per hour at 100° temp. rise and Yulatrol Fuel Oil Probes, Cal. #376-50-SA.

Boiler Room No. 2 in Bldg. #2, 224-37 67th Ave.

Two Pacific Boilers Cata. #4782, each with heating load of 3040 lbs. per hour.

Two No. 75M-3 3 HP B. & G. Circulating pumps.

1—10,000 gal. fuel oil storage tank.

2—Model E Enterprise Oil Burners.

2—Yula fuel oil preheaters, each with capacity of 53 gals. per hour at 100° temp. rise and Yulatrol fuel oil probes, Cal. 376-50-SA.

and

WHEREAS, on March 10, 1954, the applicant filed with the Board a schedule of daily boiler room inspections, reading as follows:

DAILY BOILER ROOM INSPECTION SCHEDULE

Section No.	Bldg. Nos.	Boiler Rooms Number & Address	Morning Shift							Afternoon Shift						
			9:00 A.M.	9:20 A.M.	9:40 A.M.	10:00 A.M.	10:20 A.M.	10:40 A.M.	11:00 A.M.	11:20 A.M.	11:40 A.M.	12:00 A.M.	12:20 P.M.	12:40 P.M.	3:00 P.M.	
1	1	# 1-61-78 223d Pl.	7:00 A.M.	7:20 A.M.	7:40 A.M.	8:00 A.M.	8:20 A.M.	8:40 A.M.	9:00 A.M.	9:20 A.M.	9:40 A.M.	10:00 A.M.	10:20 A.M.	10:40 A.M.	11:00 A.M.	
1	3	# 3-61-40 223d Pl.	7:00 A.M.	7:20 A.M.	7:40 A.M.	8:00 A.M.	8:20 A.M.	8:40 A.M.	9:00 A.M.	9:20 A.M.	9:40 A.M.	10:00 A.M.	10:20 A.M.	10:40 A.M.	11:00 A.M.	
1	7	# 7-61-27 223d Pl.	7:00 A.M.	7:20 A.M.	7:40 A.M.	8:00 A.M.	8:20 A.M.	8:40 A.M.	9:00 A.M.	9:20 A.M.	9:40 A.M.	10:00 A.M.	10:20 A.M.	10:40 A.M.	11:00 A.M.	
1	12	# 12-223-31 65th Ave.	7:00 A.M.	7:20 A.M.	7:40 A.M.	8:00 A.M.	8:20 A.M.	8:40 A.M.	9:00 A.M.	9:20 A.M.	9:40 A.M.	10:00 A.M.	10:20 A.M.	10:40 A.M.	11:00 A.M.	
6	2	# 2-224-37 67th Ave.	7:00 A.M.	7:20 A.M.	7:40 A.M.	8:00 A.M.	8:20 A.M.	8:40 A.M.	9:00 A.M.	9:20 A.M.	9:40 A.M.	10:00 A.M.	10:20 A.M.	10:40 A.M.	11:00 A.M.	
6	8	# 8-224-38 64th Ave.	7:00 A.M.	7:20 A.M.	7:40 A.M.	8:00 A.M.	8:20 A.M.	8:40 A.M.	9:00 A.M.	9:20 A.M.	9:40 A.M.	10:00 A.M.	10:20 A.M.	10:40 A.M.	11:00 A.M.	
			A							B						
1	1	# 1-61-78 223d Pl.	3:00 P.M.	3:20 P.M.	3:40 P.M.	4:00 P.M.	4:20 P.M.	4:40 P.M.	5:00 P.M.	5:20 P.M.	5:40 P.M.	6:00 P.M.	6:20 P.M.	6:40 P.M.	7:00 P.M.	
1	3	# 3-61-40 223d Pl.	3:00 P.M.	3:20 P.M.	3:40 P.M.	4:00 P.M.	4:20 P.M.	4:40 P.M.	5:00 P.M.	5:20 P.M.	5:40 P.M.	6:00 P.M.	6:20 P.M.	6:40 P.M.	7:00 P.M.	
1	7	# 7-61-27 223d Pl.	3:00 P.M.	3:20 P.M.	3:40 P.M.	4:00 P.M.	4:20 P.M.	4:40 P.M.	5:00 P.M.	5:20 P.M.	5:40 P.M.	6:00 P.M.	6:20 P.M.	6:40 P.M.	7:00 P.M.	
1	12	# 12-223-31 65th Ave.	3:00 P.M.	3:20 P.M.	3:40 P.M.	4:00 P.M.	4:20 P.M.	4:40 P.M.	5:00 P.M.	5:20 P.M.	5:40 P.M.	6:00 P.M.	6:20 P.M.	6:40 P.M.	7:00 P.M.	
6	2	# 2-224-37 67th Ave.	3:00 P.M.	3:20 P.M.	3:40 P.M.	4:00 P.M.	4:20 P.M.	4:40 P.M.	5:00 P.M.	5:20 P.M.	5:40 P.M.	6:00 P.M.	6:20 P.M.	6:40 P.M.	7:00 P.M.	
6	8	# 8-224-38 64th Ave.	3:00 P.M.	3:20 P.M.	3:40 P.M.	4:00 P.M.	4:20 P.M.	4:40 P.M.	5:00 P.M.	5:20 P.M.	5:40 P.M.	6:00 P.M.	6:20 P.M.	6:40 P.M.	7:00 P.M.	

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A. Fred Cirillo—224-30A 64th Ave., Bayside, N. Y.
B. Joseph Villano, 229-09B 69th Ave., Bayside, N. Y.

Relief Men

John Brennan, 115-12 103d Ave., Richmond Hill, N. Y.
Alex Peoples, 142 Macon St., Brooklyn.

Chief Engineer, John Hartoin, resides on premises at 221-07 64th Ave., Bayside, N. Y., and is constantly checking at all times.

All the above, including relief men, who substitute on holidays and Sundays, and when the regular men are off, hold Certificates of Fitness for oil burner operation issued by the Bureau of Combustibles, Fire Dept.

Mr. Cirillo also resides on the premises and Mr. Villano resides at another section of the development; and

WHEREAS, the premises were inspected by a Committee of the Board.

Resolved, that the decision of the Fire Commissioner, acting on Order Nos. C.M.V.O. 7610 to 7614, inclusive, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the padlocks on doors to boiler rooms shall be removed and a hook installed at the top of the doors, as proposed, so as to be readily openable by the inspector and the engineer or there may be a cylinder type of lock near the top of each such door, and readily opened by the inspector; that there shall be installed at each boiler room, a time clock station so that inspection can be made with portable time clock and report of each boiler room listed and left in the business office of the company for fire department inspection; that the equipment, including the preheaters and oil burners shall be maintained to the satisfaction of the Fire Commissioner and properly labeled to show Board approval; that as soon as the operation of the boiler room is started, fees shall be paid from beginning of use to date to the Fire Commissioner, as proposed by the applicant; and that the inspection of boiler rooms shall be in accordance with the daily boiler room inspection schedule submitted by the applicant as printed above and that in all other respects all the requirements of law applicable thereto shall be complied with.

543-53-A

APPLICANT—Pathway Optical Manufacturing Corp., lessee, for Madeira Mercantile Corp., owner.

SUBJECT—Application July 9, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—718 Broadway, east side, 250 ft. north of East 4th street, Block 545, Lot 11; 11th floor, Borough of Manhattan.

APPEARANCES—

For Applicant: Leo Ladman.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, Order #96091-C, issued by the Fire Commissioner June 16, 1953, reads:

"1. Discontinue storage and use of nitrocellulose on the above premises without a permit from this department. C19-110.0, Administrative Code.

or

2. Submit evidence that the fluorescent lighting and other electrical equipment are now satisfactory to Department of Water Supply, Gas and Electricity.

REASON: This department has been informed by the Department of Water Supply, Gas and Electricity that the fluorescent lighting and other electrical equipment do not comply with their requirements.

Storage and use of nitrocellulose in such a premises are considered hazardous by the department."

and

WHEREAS, this order was superseded by Order #969-4, issued by the Fire Commissioner February 11, 1954, reading as follows:

"Re Nitro-cellulose

"Before a permit for the purpose indicated above may be issued to you, the following order must be complied with. Kindly notify this Department when such order has been complied with.

"1. Provide that any room or compartment used for the storage of nitro-cellulose products or for the manufacture of articles therefrom have only incandescent electric lights for its lighting system and that same be protected where necessary against mechanical injury or vapors with substantial wire guards, or vapor-proof globes and keyless sockets, or both. C19-112.0-a, Administrative Code."

and

WHEREAS, the applicant states that the building is 11 stories in height; 50 ft. by 145 ft. in area, of fireproof construction, located on a lot 50 ft. front by 145 ft. in depth, in an unrestricted use, B area, class 2 height district, used and occupied since October, 1951, cellar, machinery, no persons; basement, storage of hats, no persons; 1st floor, storage of hats, 11 persons; 2nd floor, braid and ribbon jobbers, 22 persons; 3rd floor, manufacturing underwear, 35 persons; 4th floor, stationery jobbers, 17 persons; 5th floor, storage of pet shop supplies and novelties, 10 persons; 6th floor, manufacturing leather goods, 10 persons; 7th floor, manufacturing underwear, 31 persons; 8th floor, distributing sportswear, 10 persons; 9th floor, manufacturing children's wear, 45 persons; 10th floor, manufacturing sportswear, 33 persons; 11th floor, manufacturing optical frames, 30 persons; no change in use or occupancy is proposed; that the building is equipped with an approved standpipe system, an approved two source sprinkler system throughout and an approved interior fire alarm system; that there is one 4 ft. wide interior concrete and steel stairs, enclosed in partitions of concrete and steel, equipped with steel self-closing doors; that stair hall leads direct to street and to roof bulkhead; that in addition there is a fire escape leading to roof by stair and to yard with egress to street through alleyway; that window and door openings on the course of the fire escape are fireproof self-closing; that no certificate of occupancy has been issued for the building; and

WHEREAS, the Board has been advised under date of January 13, 1954, by the Department of Water Supply, Gas and Electricity, that in reply to a letter from the fire department dated April 27, 1953, a violation was placed on the above premises and the fire department notified to that effect; that on May 25, 1953, the violation was removed and inadvertently the fire department was not notified, and that of the date of the writing of the letter in question the electrical equipment installed in the 11th floor of the premises complies with the requirements of the Department of Water Supply, Gas and Electricity; and

WHEREAS, upon receipt of the information from the Board that the Department of Water Supply, Gas and Electricity had rescinded the violation, the Fire Commissioner issued Order #969-4 under date of February 11, 1954, superseding Order #96091-C, issued June 16, 1953; and

WHEREAS, the applicant contends that it has been in the business of manufacturing lucite optical frames for the past seven years and in the present location since October, 1951, where lucite, acetate and nitrocellulose frames are manufactured; that the frames are now manufactured of approximately 90% acrylic sheeting and 10% nitrocellulose; that prior to moving to the present location the applicant contacted the fire department for the approval of the location for the use of nitrocellulose products and retained an engineer who filed plans and specifications for the construction of a cellulose vault with the Department of Housing and Buildings under Plan #2955-51, which was approved December 9, 1951; that the Department of Water Supply, Gas and Electricity approved the use of fluorescent lights on February 27, 1952; that after complying with all the regulations of the fire department and after inspection, a permit, No.

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CM49312, was issued by the fire department December 20, 1951 to use celluloid in accordance with the fire department rules and regulations; and

WHEREAS, the applicant states that the building is fireproof and equipped with a two-source sprinkler system; that it is the sole tenant of the 11th floor which is provided with all necessary portable fire appliances; that there is no spraying or dipping of materials; that there are no open flames or torches on this floor; that the tenant occupies approximately 6200 sq. ft., with a maximum of 30 employees; and

WHEREAS, the applicant contends that due to the close tolerance of the work on lucite and acetate optical frames of the prescription type, installation of fluorescent lights by a licensed electrical firm was considered the most desirable type of lighting for their employees; that the public is not admitted to the plant; that the fluorescent lights were installed and a certificate received from the Department of Water Supply, Gas and Electricity certifying that the fluorescent lighting met with its approval; that a permit was issued by the fire department to operate in accordance with their regulations; that it is therefore requested that the Board grant a variance to continue the use of fluorescent lighting, as without these lights it will create a serious hardship on the employees and the quality of the work will be affected; and

WHEREAS, the applicant states that since filing of the original appeal from fire department order #96091-C, dated June 16, 1953, revised order No. 969-4, dated February 11, 1954, was issued by the Fire Commissioner; that these orders are predicated on the fact that the fire department does not consider fluorescent lights to be incandescent lights as required by Section C19-112.0-a of the Administrative Code; and

WHEREAS, the applicant states that the tubes of these fluorescent lights have been provided with special fasteners so that the metal ends of the tube cannot fall should a tube break; and

WHEREAS, the applicant has filed with this appeal a copy of plan approved by the Borough Superintendent, under B. N. Applic. 2955/51 showing the installation of a cellulose storage vault; and

WHEREAS, the applicant has filed with this appeal a photostatic copy of Permit No. CM-49312, issued by the Fire Commissioner December 20, 1951, permitting the storage of 10,000 lbs. of nitro-cellulose and 25 gallons of thinner on these premises; and

WHEREAS, the applicant has filed with this appeal a photostatic copy of a communication dated February 25, 1952, from the Borough Superintendent, Department of Housing and Buildings, addressed to the Deputy Chief in Charge, Division of Combustibles and Fire Prevention, certifying that the work in relation to premises No. 718 Broadway had been completed in accordance with approved B. N. Applic. No. 2955/51; and

WHEREAS, the applicant has filed with this appeal a photostatic copy of a communication dated February 27, 1952, from the Department of Water Supply, Gas and Electricity, addressed to the fire department, advising that the fluorescent lighting and equipment installed on these premises conform with the requirements of the Department of Water Supply, Gas and Electricity as of that date.

Resolved, that the decision as to Order #96091-C, superseded by Order #969-4 issued by the Fire Commissioner February 11, 1954, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the fluorescent lighting fixtures shall be made satisfactory to the Department of Water Supply, Gas and Electricity and that the storage of nitro cellulose shall in all other respects be made satisfactory to the Fire Commissioner; and that the storage of nitrocellulose shall comply with the approval of the Department of Housing and Buildings under B. N. 2955/51.

910-53-A

APPLICANT—Leonard F. Rothkrug and Arnold W. Lederer, for Congregation Ahavath Achim (Woodruff Avenue Temple), owner.

SUBJECT—Application December 24, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—151-153 Woodruff avenue, north side, 145 ft. 7½ in. east of Ocean avenue (Block 5054, Lot 62), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer and Julius Kaplan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied in part; withdrawn in part.

THE VOTE TO GRANT—RE OBJECTION—1—

Affirmative 0

Negative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

THE VOTE TO WITHDRAW—RE OBJECTION—4—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 21, 1953, on Alt. App. 2512/53 reads:

"1. Extension of area as proposed violates Sec. 13b of Zoning Resolution.

Note that computations submitted, take no account of yard and court areas required by structure at the time of erection, see Sect. 19e Zoning Resolution.

4. Exit stairs from 1st floor (2nd level) violates Sec. 6.1.10 Bldg. Code—Two separate exits req'd.

Note—stair to grade level at rear is not separated from school exiting; also note exposed open stair at front; also 3' side yards for access to street from rear stairway."

and

WHEREAS, the applicant states the building is 2 stories and basement, 32 ft. in height, 43 ft. 6 in. front by 57 ft. 6 in. in depth, of Class 3 construction, erected in 1903 on a lot 50 ft. front by 110 ft. 6 in. in depth in a residence use. C area, Class 1 height district; used and occupied since 1947 as follows: Cellar—storage and boiler room, 0 persons; basement—social hall, kitchen and toilet, 200 persons; 1st floor—synagogue, 203 persons; 2nd floor—vacant space, for which Certificate of Occupancy #118476 was issued September 10, 1947, upon completion of Alt. App. 393/46. The building is now proposed to be increased in depth to 88 ft. 3 in. on the first and second floors and to be used and occupied as follows: Cellar—same; basement—social hall, kitchen, classrooms and toilets, 350 persons; 1st floor—synagogue, 400 persons; 2nd floor—vacant. The building is provided with one interior fireproof stairway, fireproof enclosed, 3 ft. 8 in. and 2 ft. 6 in. in width, equipped with 1-hour fireproof, self-closing doors and extending direct to the exterior of the building; a ladder and scuttle to the roof are provided; and

WHEREAS, the applicant states as to Objection 1 issued by the Borough Superintendent that it is now proposed to erect a rear extension at the basement and first floor levels having a width of 43 ft. 6 in. and a depth of 30 ft. 9 in. being approximately 19 ft. 4 in. in height and

WHEREAS, the applicant contends as to Objection 1, that the structure and proposed extension will occupy the area permitted in a C area district under Section 13b of the Zoning Resolution as modified by Section 19(e); that the reference in Section 19, sub e of the Zoning Resolution, "any other law" can only be interpreted as any other law which regulated the percentage of land area which could be occupied; that prior to December 2, 1944, the zoning resolution specified no percentage limitation for ground coverage in a C area district; that Section 19(e) of the Zoning Resolution as it now reads was the result of an amendment adopted February 25, 1946, by which it was the evident intention to

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permit some additional ground coverage for extensions to existing structures than would have been permitted previously, but in no case greater than could have existed prior to December 2, 1944; that by no interpretation could it have been intended that this amendment would allow less coverage for the combined old and new portions of the building than would be permitted for a new building, as would result where open areas which had been required by the Administrative Code for other purposes, such as room ventilation, block ventilation, rear yards, duct outlets, etc. are considered as required areas; that the words "by the Zoning Law or any other law" must be construed as the application of those laws relating specifically to ground coverage percentage such as the 70% limitation in the Tenement House Law or the 60% limitation in a D area district under the Zoning Resolution; that the Board under Cal. No. 317-53-BZ determined the area district percentages in the manner described herein; that in the instant application, the area proposed to be covered by the new extension is within the percentages allowed by Sec. 13b and Sec. 19e of the Zoning Resolution; that the area of the lot is 5525 sq. ft.; the area of existing building is 2716 sq. ft.; that the area of vacant portion is 2809 sq. ft.; that 60% of this unbuilt upon portion would equal 1685 sq. ft.; that the area of the proposed extension is 1434 sq. ft.; and

WHEREAS, the applicant states that at the time of erection of the structure as two separate multiple dwellings in 1903 the area of the land was 5525 sq. ft.; the area of the structures, 2455 sq. ft.; the required rear yards 500 sq. ft.; the required side yards 410 sq. ft.; that the total land area required by the structures was 3,365 sq. ft., leaving an excess land area of 2,160 sq. ft.; that 60% of this excess land area is 1,296 sq. ft., of which 270 sq. ft. was occupied by an extension erected in 1947, leaving a balance of 1,026 sq. ft.; that the proposed additional area of coverage will be 1,434 sq. ft.; and

WHEREAS, the applicant contends that it would appear from these figures that the proposed extension is in excess of that allowed under the area district requirements; that, however, it is to be noted that these figures include rear and side yard requirements, which should not in the opinion of the applicant be figured in the determination of the allowable excess land area; and

WHEREAS, the applicant contends as to Objection 4, that the first floor is 7 ft. 8 in. above street level and will be occupied as a synagogue with fixed seats accommodating 400 persons; that there are existing two 3 ft. by 7 ft. main exit doors at the front leading to street level by a 14 ft. wide open stairs with intermediate hand rails; that it is proposed to install an open iron stairway 4 ft. wide from the first floor at the rear of the new extension leading to rear yard at grade level, permitting access to street at the side yards; and

WHEREAS, the applicant contends as to that portion of Objection 4 as to separate exiting, that the basement floor will not be occupied for a social hall and classroom purposes while the synagogue auditorium is in use on the 1st floor; and

WHEREAS, the applicant states as to Objection 5, that it is proposed to comply with this objection by erecting an open outside iron stairway to project not more than 4 ft. into the required rear yard as permitted by Section 19, sub. (b) of the Zoning Resolution; and therefore no appeal is taken as to this objection; and

WHEREAS, it appears that originally in 1903 there were two residential buildings on adjoining lots and that these buildings were consolidated on one lot and changed under alt. applic. 393-46 to a new use as a place of public assembly—synagogue; and

WHEREAS, in the opinion of the Board, provisions of law relative to extensions of area of the building should be applied, based on the building as permitted to be altered to the new public assembly use in 1946 which shall be deemed the date of erection of this building.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 2512/53, Objection 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*; and *withdrawn* as to Objection 4.

156-54-A

APPLICANT—Lee Schoen, for Eugene Schoen and Sons (Amalgamated Laundry Workers Health Center, Inc., owner).

SUBJECT—Application February 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—222-230 East 34th street, south side, 275 ft. east of 3rd avenue (Block 914, Lots 45-49), Borough of Manhattan.

APPEARANCES—

For Applicant: Lee Schoen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated January 22, 1954, on amendment to N.B. App. 27/54, reads:

"Proposal to pierce fire wall enclosing boiler room on same floor as garage is not in accordance with C19-72.0 A.C. Denied."

and

WHEREAS, the applicant stated the building will be 3 stories and penthouse, 61 ft. 6 in. in height, 110 ft. front by 98 ft. in depth at 1st floor, 110 ft. by 88 ft. 2 in. in depth at typical floor, of Class 1 construction, on a lot 110 ft. front by 98 ft. in depth, in a business use, B area, Class 1½ height district; to be used and occupied: Cellar—20 car garage, storage and mechanical equipment, 0 persons; 1st and 2nd floor—doctors' offices, 74 persons per floor; partial 3rd story—light storage, 0 persons. The building will be provided with a voluntary sprinkler system in portions only; there will be two 3 ft. 8 in. wide iron and cement stairs, equipped with fireproof, self-closing doors and leading from roof bulkhead direct to street; and

WHEREAS, the applicant states it is proposed to install an interior means of access to the cellar boiler room in addition to the engineer's street ladder entrance; that the building will be a two-story and cellar Health Center with provisions for a possible third story; that there will be no provision for sick patients in the building; that the occupancy will consist of thirty doctors and 150 patients; that to accommodate the doctors, an automobile storage space will be provided in the cellar; that no cars will be permitted to remain overnight; that no fuel will be stored on the premises; that the parking area will be separated from the balance of the cellar by an 8" brick wall; that the garage portion will be voluntarily sprinklered and there will be a central station fire call service; that this area will be separated from the balance of the cellar by vestibules with 1½ hour fireproof doors on each side; that access to the cellar from the upper floors will be by means of two fireproof stairways located on the far side of the garage vestibules; and

WHEREAS, the applicant contends it is essential that access to the boiler room directly from the inside of the building be available; that to this end it is desired to install from the adjacent machine room an entrance to the boiler room by providing an additional vestibule equipped with 1½ hour rated fireproof self-closing doors, and in addition to sprinkler the vestibule itself; that the parking space will be different from the usual garage in that there will be no overnight parking, and no fuel storage on the premises and no overnight occupancy in the balance of the building.

Resolved, that the decision of the Borough Superintendent, acting on amendment to NB 27/54 be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit an entrance to the boiler room as proposed and as indicated on plans filed with this appeal, marked "Received February 11, 1954" (6 sheets), *on condition* that the proposal to construct and maintain vestibules with fireproof, self-closing

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doors and to sprinkler the garage as well as the vestibules, in accordance with the sprinkler requirements of the Building Code shall be installed and maintained; that the means of exit from the boiler room consisting of the sidewalk door with exit to street shall be maintained; that the trap door at sidewalk level shall be equipped with an easy opening device; that there shall be no padlock on the top of the door at sidewalk level; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that the parking of cars within the garage space shall be as proposed; that there shall be no gasoline storage on the premises except in the tanks of the cars and no overnight occupancy in the garage portion of the building.

335-54-A

APPLICANT—Brook Refrigerating Co., Inc., for New York Central Railroad, owner.

SUBJECT—Application March 31, 1954—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—529-533 Westchester avenue, north side, 190 ft. east of Brook avenue, Block 2359, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Abraham Greenberg.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated March 4, 1954, reads:

"In reply to your letter of February 26th regarding a proposed extension of refrigerant pipe lines from the premises of the Ridgefield Refrigeration Service at 643 Brook avenue, Bronx, through a freight tunnel to a freight platform of the adjacent New York Central Railroad property and then underground to a building located at 529-533 Westchester avenue.

Please be advised that it is contrary to Article 18, Chapter 19 of the Administrative Code to extend refrigerant containing lines from building to building and and therefore your request must be denied."

and

WHEREAS, the applicant states that the building in question is 2 stories, 35 ft. in height; 37 ft. by 101 ft. in area; of class 3 construction; erected prior to 1900; located in an unrestricted use, B area, class ½ height district; and used and occupied as a freight house and office, and proposed to be increased to 1 and 2 stories, 17 ft. and 35 ft. in height; 77 ft. front by 193 ft. in area, in class 3 construction, and used and occupied as follows: 1st floor, refrigerating sales room, 10 persons; 2nd floor, salesroom and freight office, 20 persons; that the building is equipped with an approved standpipe system; and

WHEREAS, the applicant states that the Brook Refrigerating Company, Inc., proposes to run its refrigerating lines from the engine room of the Ridgefield Refrigeration Service, Inc., at 643 Brook avenue, carrying Anhydrous ammonia as a refrigerant, through a freight tunnel opposite 643 Brook avenue at a point approximately 235 ft. north of the northwest corner of Brook avenue and 152nd street, running in an easterly direction 79 ft. to the freight platform of the New York Central Railroad; thence south 285 ft. directly under the roof and attached to the underside of the roof of the freight platform to its southerly terminus and through a retaining wall at that point, then underground and again in the easterly direction 183 ft. to the building and the addition thereto now being constructed by the New York Central Railroad at 529-533 Westchester avenue, which building will be used as a refrigerated storage space and for the sale of meat products and meat, and a freight house by the New York Central Railroad; and

WHEREAS, the applicant states that it now maintains a Class A refrigeration system and distributes Anhydrous ammonia as a refrigerant from No. 643 Brook avenue, as permitted by the Board under Cal. Nos. 131-34-A, 297-35-A, and 165-35-A; and

WHEREAS, the applicant states that the tunnel which it is proposed to traverse is now in use pursuant to a permit granted the Conron Bros. Company by the Board of Estimate January 10, 1952; the center line of the tunnel is situated at a point 240 ft. north of Brook avenue; that this tunnel is now used to convey beef on rails suspended from its ceiling and to carry meat products and poultry by hand trucks from the freight platform to No. 643 Brook avenue; that the proposed 1 in. feed line and 2 in. suction line will be enclosed in 7 in. of styrofoam, as insulation, and attached to the ceiling of the tunnel; that the tunnel is more than 8 ft. in depth inside; that the 1 in. feed line and 2 in. suction line will be of extra heavy steel pipe; that as these lines emerge from the tunnel they will be attached to the underside of the roof of the freight platform and thence run 285 ft. southerly and through a retaining wall and thence beneath the concrete paving 183 ft. to the proposed building now being altered; that the portion of the pipe underground will be enclosed in a 2 in. cypress conduit, 12 by 14 in., filled with ground cork; that it is also proposed to increase the amount of ammonia in the system from that permitted by the Board under Cal. No. 131-34-A, to 5000 lbs.; that the high pressure safety valve is set at 250 lbs.; that the low pressure valve is set at 150 lbs. and the mercury gauge is set for automatic stop at 210 lbs.; and

WHEREAS, the applicant contends that since the Board originally permitted the extension of the refrigerating lines by the Ridgefield Refrigeration Service, Inc., and the Brook Refrigerating Company, nearly 20 years ago, this system has operated without hazard and without any untoward incident; that the system is constant supervision by competent engineers; that the proposed extension is practical for the reason that it leaves most of the pipe easily accessible and the shut off valves strategically located, so that they can be shut off should a leak develop; that since the tunnel is more than 8 ft. deep the pipe is not exposed to trauma of any sort; that the structure of the roof of the freight platform is separated from the platform itself and the pipe attached thereto will be free from any possible damage; that the area where the pipes will run underground is the property of the New York Central Railroad, free of any traffic.

Resolved, that the decision of the Fire Commissioner, dated March 4, 1954, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the extension of refrigerant pipe lines, substantially as proposed and as indicated on revised plans marked "Received September 1, 1954" (3 sheets), *on condition* that the use of the ammonia refrigerating system shall be subject to a permit from the Fire Commissioner and the system shall be maintained to his satisfaction; that the charge of ammonia refrigerant shall not exceed a total of 5,000 pounds; that this grant is subject to the applicant's obtaining the usual franchise from the Board of Estimate.

612-39-A—Vol. III

APPLICANT—Vito P. Battista, for Betty White, owner (Frank G. Rizza, lessee).

SUBJECT—Application for consideration—reopening and amendment subject to the regular procedure—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—2739 Bedford avenue, northeast corner of Farragut road, Block 5225, Lot 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: Fred Ketcher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Appeal reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

351-51-A

APPLICANT—C. W. Fairbank, for Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening and restore to docket—re Appeal from a decision of the fire commissioner; previously withdrawn without prejudice.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal reopened and restored to the docket, subject to the regular procedure, previously withdrawn July 24, 1951.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

402-53-A—Vol. II

APPLICANT—Joseph J. Furman, for Linrob Realty, owner (Marscott Realty Corp., lessee).

SUBJECT—Application reopened May 18, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35 West 51st street, north side, 362 ft. 10 in. east of Avenue of the Americas (5th floor); Block 1267, Lot 16, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

870-53-A

APPLICANT—Lama, Proskauer and Prober, for Rummshottel Realty Corp., owner (Selwyn Pomeroy Co., lessee).

SUBJECT—Application December 4, 1953—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—2120 Caton avenue, south side, 105 ft. west of Flatbush avenue and 822A to 826 Flatbush avenue, west side, 89 ft. 8 in. south of Caton avenue (Block 5082, Lot 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn by applicant. The applicant states that the owner does not wish to proceed with the appeal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

247-52-A—Vol. II

APPLICANT—H. E. Horwood, for Webster-Hutton Co., owner (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened January 12, 1954 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—3200 Jerome avenue and 15 Van Cortlandt Park east, northeast corner, Block 3323, Lot 36, Borough of The Bronx.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to October 13, 1954, at 2 P.M. for inspection and decision.

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 28, 1954, at 2 P.M. for applicant to file new decision of the Borough Superintendent after checking the building as to presence of conveyors and filing revised plans for decision by Borough Superintendent.

549-53-A

APPLICANT—B. & B. Cleaners and Tailors, Inc., owner.

SUBJECT—Application July 16, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—198-10 Linden boulevard, south side, 280 ft. east of 198th street, Block 12619, Lot 5, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Irving Leavitt and Hyman Michaels.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to October 26, 1954, 2 P.M. for further consideration and possible inspection.

702-53-A

APPLICANT—Ferdinand Savignano, for 176 Grand St. Corp., owner.

SUBJECT—Application September 4, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—176-180 Grand street, north side, 24 ft. 9 in. east of Market place, Block 471, Lot 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Luca.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 5, 1954, at 2 P.M. for applicant to file revised plans.

894-53-A

APPLICANT—Ervin Palmer, for Daspal Realty Corp., owner.

SUBJECT—Appeal filed December 10, 1953 from an order of the fire commissioner and decisions of the borough superintendent.

PREMISES AFFECTED—34 West 13th street, south side, 395 ft. east of Avenue of the Americas, Block 576, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer.

ACTION OF BOARD—Laid over to September 28, 1954, at 2 P.M. at request of the applicant, to file revised plans.

MINUTES

158-54-A

APPLICANT—Arthur E. Cooney, Santa Realty Co., owner.
SUBJECT—Application March 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue (Block 1283, Lot 8), Borough of Manhattan.

APPEARANCES—

For Applicant: A. E. Cooney, R. H. Fraser and S. Scavuzzo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 13, 1954, at 2 P.M. for inspection and decision.

249-54-A

APPLICANT—Loft Candy Corp., owner.

SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—38-38 9th street, northwest corner of 40th avenue (Block 476, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Irving Sadur.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 13, 1954, at 2 P.M. at request of the applicant to obtain new decision of the Borough Superintendent.

341-54-A

APPLICANT—Joseph Lau, for Elaine McCrea, owner.

SUBJECT—Application (restored to docket July 20, 1954) filed pursuant to Sec. 310 of the M.D.L. for variation of the requirements of Sec. 27 subdivision 2(b) of the Multiple Dwelling Law as to minimum dimensions of yard; and variation of section 102 subdivision 6(j) and sections 103, 104 and 105 of the M.D.L. as to exits.

PREMISES AFFECTED—297 10th avenue and 501-503 West 27th street, northwest corner, Block 699, Lot 30, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau and J. E. McCrea.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 13, 1954, at 2 P.M. for further consideration after inspection.

394-54-A

APPLICANT—Irving Kudroff, for Gertrude Parkas and Ida G. Levine, owners.

SUBJECT—Application May 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—249-253 William street and 7-11 New Chambers street, northwest corner, Block 119, Lots 37 and 38, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 21, 1954, at 2 P.M. for applicant to file further revised plan.

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rudolph and Bertha Pollak.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N.B. 567-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Rudolph Pollak.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 13, 1954, at 2 P.M. for inspection by committee and for further consideration.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julis DeMasi and Florence Lociceio.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Florence Lociceio.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 13, 1954, at 2 P.M. for inspection by committee and for further consideration.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Dominick C. Ciminiello.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.

PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 13, 1954, at 2 P.M. for inspection by committee and for further consideration.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Anthony M. and Sarah Capuano.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Anthony M. Capuano.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 13, 1954, at 2 P.M. for inspection by committee and for further consideration.

ACTION OF BOARD—Laid over to October 13, 1954, at 2 P.M. for inspection by committee and for further consideration.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Henry and Dorothy Kurtz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11507-52 issued re N.B. 574-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Dorothy Kurtz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 13, 1954, at 2 P.M. for inspection by committee and for further consideration.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Cono and Nancy Giardina.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 1150-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Nancy Giardina.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 13, 1954, at 2 P.M. for inspection by committee and for further consideration.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Manuel and Theresa Molines.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Manuel Molines.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 13, 1954, at 2 P.M. for inspection by committee and for further consideration.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglia, Jr.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Salvatore Indiviglia.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 13, 1954, at 2 P.M. for inspection by committee and for further consideration.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Arthur and Julia Sussman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Julia Sussman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 13, 1954, at 2 P.M. for inspection by committee and for further consideration.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rhersen and Beatrice Kaufman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 573-52 (constructed not in accordance with approved plans).

PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and G. Kaufman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

MINUTES

OWNERS OF PREMISES—Benjamin and Helen Katz.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).
PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.
For Owner: Arnold H. Fassler and Helen Katz.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 13, 1954, at 2 P. M. for inspection by committee and for further consideration.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Max Kanak.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.
For owner: Arnold H. Fassler and Max Kanak.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 13, 1954, at 2 P. M. for inspection by committee and for further consideration.

524-54-A

APPLICANT—H. G. Meinke, for Consolidated Edison Co., of New York, Inc., owner.

SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—135-169 John street, north side, from Gold street to Hudson avenue, Block 12, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: N. C. Horwitz and T. R. Galloway.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 5, 1954, at 2 P.M. for inspection and decision.

812-41-BZ—Vol. I

APPLICANT—Larry Meltzer, for C. J. Neuman Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, the reconstruction and extension of a gasoline service station.

PREMISES AFFECTED—1916-1922 Flatbush avenue, southwest corner of Avenue L. Block 7815, Lots 32 and 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I, on July 7, 1942, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on September 15, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1942, as *amended* under Vol. I, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution.” (Alt. Applic. 2605/53)

487-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Cushman Sons, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 19A(h) of the zoning resolution, permitting in a residence use district, for a term of ten years, the change of present uses of bake shop, storage and locker room, garage for more than five motor vehicles and packing room (previously granted by the Board) to storage of plumbing supplies, pipe cutting and threading, garage for more than five motor vehicles, offices, locker room, loading and unloading with door openings to loading berths less than the required width.

PREMISES AFFECTED—518-522 East 72nd street, south side, 298 ft. east of York avenue and 517-523 East 71st street, north side 273 ft. east of York avenue, Block 1483, Lot 38, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on May 25, 1954, on certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 25, 1954, under Vol. II, by adding thereto:

“* * * that the 1st floor entrance at East 72nd street and subbasement entrance at East 71st street, as proposed and as indicated on plans filed with this request for amendment marked ‘Received June 14, 1954’ (2 sheets), may be permitted *on condition* that in all other respects the resolution above cited shall be complied with” (Alt. 143/54).

MINUTES

5-50-BZ

APPLICANT—Henry Nordheim, for Mallett Brothers, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles on the unbuilt portion of plot, and the extension to the existing garage.

PREMISES AFFECTED—2509-2527 Glebe avenue, north side, 87.72 ft. east of St. Peters avenue, Block 3986, Lots 41, 46 and 50, Borough of Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 25, 1950, on certain conditions; and

WHEREAS, the term of variance was extended on July 22, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 25, 1950, as *amended* through July 22, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h, for a term of two (2) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; that a new certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this resolution" (Alt. Applic. 634/49).

611-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Urgo, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e, 7h and 7i of the zoning resolution, permitting in a residence and business use district, for a term of years, the change in occupancy from parking of seventy-two motor vehicles to the erection and maintenance of an auto showroom for new and used cars, parts department, servicing and repairs of cars, lubrication and car washing, and permitting the sale and display of used cars and the parking of cars waiting to be serviced on the unbuilt upon portion of the lot.

PREMISES AFFECTED—32-45 Francis Lewis boulevard, east side, 102.35 ft. south of 32nd road, Block 6025, Lot 4, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 17, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 7, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 17, 1952, as *amended* through July 7, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings

"that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (N.B. Applic. 4150-51)

541-52-BZ—Vol. I

APPLICANT—Lama, Proskauer and Prober, for Joseph Russello, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a business and unrestricted use district, the change in use of buildings at rear of plot to be used for motor vehicle repair shop and welding and to maintain the existing open sale and display of new and used cars, the parking of cars, being serviced, and the parking and storage of motor vehicles; and to permit the erection of an extension to existing store and office at the front of plot to be used for auto body and fender work, painting and spraying.

PREMISES AFFECTED—9001-9011 4th avenue and 402-414 90th street, southeast corner, Block 6082, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 21, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 21, 1953, under Vol. I, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution, and a superceding certificate of occupancy shall be obtained." (N.B. Applic. 1877/50)

644-52-BZ

APPLICANT—Herman Kron, for Onofrio and Michael Civitano, owners.

MINUTES

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence use district, the erection and maintenance of an amusement center, office and shelter and permitting the parking and storage of patrons' motor vehicles.

PREMISES AFFECTED—904 Bolton avenue, east side, block bounded by Houghton avenue, Story avenue, Bolton avenue and White Plains road, Block 3671, Lot 1, Borough of the Bronx.

APPEARANCES—

For Applicant: George G. Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 10, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 28, 1953 and February 9, 1954; and

WHEREAS, the resolution was amended on June 15, 1954; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 10, 1953, as *amended* through June 15, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and permits obtained and the work is now under construction, that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution" (N.B. 943/52).

96-53-BZ

APPLICANT—William H. Fuhrer, for Alex Eisenberg, owner (Sunnydale Farms Inc. lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7h of the zoning resolution, permitting in a residence and business use district, the extension to existing milk processing and distribution plant to be used as a milk processing plant, wholesale and retail distribution of milk and cream, and the parking and storage of motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—392-414 Stanley avenue, southwest corner of Malta street, Block 4364, Lots 1, 3, 6, 28 and 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: William H. Fuhrer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 10, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 10, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings

"that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this amended resolution; that a certificate of occupancy shall be obtained." (Alt. Applic. 37/53)

365-53-BZ

APPLICANT—Irving P. Marks, for Helen R. Hogopian, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a restricted retail use, B area district, the extension of basement floor using more than the area permitted and the change of use to tailor shop.

PREMISES AFFECTED—179 Joralemon street, north side, 214 ft. 10 in. east of Clinton street, Block 255, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Nathaniel Litt.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 28, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 28, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (Alt. Applic. 970/53)

484-53-BZ

APPLICANT—Frank J. Ross, for Thomas and Louis Filomio, owners.

SUBJECT—Application for consideration—reopening and amend as to location of building—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 7A of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of an automobile laundry (principal business) with an entrance nearer to the residence use district than is permitted.

PREMISES AFFECTED—3816 Boston road, southwest corner of DeReimer avenue, Block 5257, Lot 7, Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: P. D. Concagh.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 2, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 2, 1954, by adding thereto:

"* * * that the location of the building may be as indicated on revised plans marked 'Received September 2, 1954' (2 sheets); that a curb cut as shown from DeReimer avenue to a width of 20 ft. may be constructed so as to permit the cars to enter the rear of the laundry and exit through the front toward Boston road and return around the westerly side and exit on DeReimer avenue; that in all other respects the resolution above cited shall be complied with." (N.B. 619/53)

672-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Peter and Anne Cavallo, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use, D area district, the extension in area of existing chicken market and to permit the use of existing storage space and to erect and maintain a new store using more than the area permitted.

PREMISES AFFECTED—86-01 101st avenue and 97-51 to 97-59 86th street, northeast corner, Block 9059, Lot 67, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 19, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 19, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and the work is substantially completed, that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution." (Alt. Applic. 1352/53)

737-53-BZ

APPLICANT—Ingram S. Carner, for Aquilino Brothers, Inc., owners.

SUBJECT—Application for consideration—reopening and extension of time to complete re Application (decision of the borough superintendent), previously granted on condition, under Sections 7c and 21 of the zoning resolution, permitting in a residence use district the change in occupancy from non-storage garage for more than five motor vehicles and motor vehicle repair shop with storage of building materials in open area, to manufacturing use and storage of incombustible material in open area.

PREMISES AFFECTED—134-37 Dahilia avenue, north side, 100.63 ft. west of Main street, Block 5125, Lot 41, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 30, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 30, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. 1641/53)

855-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of uses subject to the regular procedure—re Application (decision of the superintendent of buildings and fire commissioner), previously granted on condition under section 21 of the building zone resolution, permitting in a business district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2150-2166 Jerome avenue, east side from 2-4 Cameron place and 1-5 East 181st street, Block 3185, Lot 1, Borough of Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider extension of use, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

418-29-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Company, owner.

SUBJECT—Application for consideration—reopening and extension of area and uses subject to regular procedure—re Application (decision of the superintendent of buildings),

MINUTES

previously denied under sections 7g and 21 of the zoning resolution, permitting in a business district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—115-58/115-74, 149-01 116th avenue, 115-43/115 149th street, northwest corner of Sutphin boulevard and 116th avenue, Block 11994, Lots 21 and 24, Jamaica, Borough of Queens.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider extension of area and use, subject to the regular procedure.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

79-30-BZ—Vol. II

APPLICANT—Jacob Lubroth and Son, for Guywal Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II and subject to the regular procedure—re Application (decision of the superintendent of buildings), previously denied, under section 21 of the building zone resolution, permitting partly in a residence district and partly in a business district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2270-80 East 14th street, northwest corner of 1313-23 Gravesend Neck Road, Block 7374, Lot 29, Borough of Brooklyn.

APPEARANCES—
For Applicant: Jacob Lubroth.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure. A similar application was previously denied under Section 21 on May 6, 1930, and the new proposal is under Sections 7f and 7h of the zoning resolution.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

68-40-BZ—Vol. II

APPLICANT—Noah N. Sherman, for 81 East 116th Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II and consider a new proposal subject to the regular procedure—re Application (decision of the acting borough superintendent of buildings), previously denied, under section 7h of the building zone resolution, permitting in a business use district, for a temporary period of not more than two years, the parking of more than five motor vehicles.

PREMISES AFFECTED—75-85 East 116th Street, north side, 110 ft. east of Madison avenue, Block 1622, Lots 25, 27, 28 and 127, Borough of Manhattan.

APPEARANCES—
For Applicant: Noah N. Sherman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider a new proposal, subject to the regular procedure.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

74-33-BZ—Vol. II

APPLICANT—Joseph Schafran, for Bermont Operating Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II and consider change of use subject to the regular procedure—re Application (decision of the superintendent of buildings) previously granted on condition under section 21 of the zoning resolution, permitting partly in a business use district and partly in a residence use district the conversion of a building to a garage for more than five motor vehicles for a temporary term of five years.

PREMISES AFFECTED—4650-4664 Broadway and 2-16 Sherman avenue, northeast corner, Block 2175, Lot 1, Borough of Manhattan.

APPEARANCES—
For Applicant: Charles I. Goldman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider change of use, subject to the regular procedure.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

528-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis D. Cohen, Augusta Geller, owners (Socony-Vacuum Oil Company, lessee).

SUBJECT—Application for consideration—reopening as Vol. II and extension of uses subject to the regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the building zone resolution, permitting in a business use district the alteration of a garage for more than five (5) motor vehicles (granted by the Board) by the removal of a portion thereof and the extension over the plot of an existing gasoline service station with the conversion of a portion of the premises to a brake testing station.

PREMISES AFFECTED—164-178 4th avenue and 340-344 Douglass street, southwest corner, Block 420, Lots 37 and 40, Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider extension of use, subject to the regular procedure.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

1011-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Lippman, Samuel Dorman and Florence Saunders, owners.

SUBJECT—Application for consideration—reopening as Vol. II for consideration to use previously withdrawn subject to the regular procedure—re Application (decision of the acting borough superintendent) previously withdrawn, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance, for a term of years, of a gasoline service station.

PREMISES AFFECTED—1702-1718 Bruckner Boulevard and 960-970 Soundview avenue, southwest corner of 975-979 Noble avenue, Block 3661, Lot 58, Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider a use previously withdrawn, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

743-42-BZ—Vol. III

APPLICANT—Kitzler and Nurick, for Abraham B. Wolfer, owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider extension of uses subject to the regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—51-59 Maujer street and 451-457 Lorimer street, northwest corner, Block 2785, Lot 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, to consider extension of use, subject to regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

928-46-BZ—Vol. II.

APPLICANT—Lama, Proskauer and Prober, for 4355 Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II and consider additional use subject to the regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under 7h of the zoning resolution, permitting in a business use district, the change in occupancy from used car sales, lot and sheds, closed shelter and restaurant to sheds, closed shelter, restaurant and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—4354-4361 Broadway, 701-707 West 186th street, northeast corner of Broadway and West 186th street, Block 2180, Lot 140, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider additional use, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

700-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Millie Mayser, owner.

SUBJECT—Application for consideration—reopening and consider a new proposal subject to the regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—9317-9333 3rd avenue and 301-311 94th street, northeast corner, Block 6107, Lots 1, 5 and 67, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider a new proposal subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

605-46-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Marathon Service Station, Inc., owner (Crawford Service Station, Inc., lessee).

SUBJECT—Application for consideration—reopening and amend as to layout of building—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a business use district, the demolition of existing gasoline service station and the rebuilding and extension in use and area to include gasoline service station adjoining all to be used as a gasoline service station, lubricatorium, car washing, auto repairs, body and fender work, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—2616-38 Coney Island avenue and 755-765 Crawford avenue, northwest corner and 798-802 Lancaster avenue, Block 7184, Lots 85, 88, 91 and 92, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request for amendment withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

1176-38-SM

APPLICANT—Louisville Cement Company, owner.

SUBJECT—Application for consideration—reopening as for test and report as to material manufactured in another mill—re Brixment (Masonry Cement), previously approved.

APPEARANCES—

For Applicant: John P. Bubbs.

ACTION OF BOARD—Application reopened for test and report as to material, which has been approved, as manufactured in a mill other than the mill in which the material as approved was manufactured.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

MINUTES

1136-39-SM

APPLICANT—S. H. Pomeroy Company, Inc., owner.
SUBJECT—Application for consideration—reopening for test and report as to change in construction as of spring balance—re Pomeroy "Superior" type Hollow Metal Heavy Type Steel Double Hung Window, Models H, I and L, previously approved.

APPEARANCES—

For Applicant: Herman Knebel and Joseph F. Quinn.
ACTION OF BOARD—Application reopened for test and report as to change in construction and as to use of spring balance.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

91-40-SA—Vol. V

APPLICANT—Linde Air Products Company, Division of Union Carbide and Carbon Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. V for test and report as to new model re Purox Welding Blowpipes, Prest-O-Weld Welding Blowpipes, Prest-O-Weld Cutting Attachment and Prest-O-Weld Cutting Blowpipe, previously approved.

APPEARANCES—

For Applicant: L. G. Matthews.
ACTION OF BOARD—Application reopened for test and report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

22-42-SM

APPLICANT—Koppers Company, Inc., owners.
SUBJECT—Application for consideration—reopening as to new name of owners—re Wolmanized Lumber, previously approved.

APPEARANCES—

For Applicant: D. F. Taylerson.
ACTION OF BOARD—Application reopened for report as to new name of owners.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

190-47-SM

APPLICANT—Detroit Steel Products Company, owner.
SUBJECT—Application for consideration—reopening for test and report as to proposed amendment—re Fenestra Holorib Roof Deck, previously approved on condition.

APPEARANCES—

For Applicant: Robert C. de Groot.
ACTION OF BOARD—Application reopened for test and report as to proposed amendment.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

359-50-SA

APPLICANT—Altorfer Bros. Company, owner-manufacturer.

SUBJECT—Application for consideration—reopening for test and report as to additional model—re ABC-O-Matic Home Laundry Automatic Washer, Model 50, previously approved.

APPEARANCES—

For Applicant: John O. Albeck and Leslie B. Veader.
ACTION OF BOARD—Application reopened for test and report as to additional model.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

690-51-SA—Vol. II

APPLICANT—Automatic Canteen Company of America, owner.

SUBJECT—Application for consideration—reopening as Vol. II for test and report as to additional model—re Drink Canteen, Model B-12, previously approved.

APPEARANCES—

For Applicant: Walter B. Poleman.
ACTION OF BOARD—Application reopened for test and report as to additional model.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

891-51-SA

APPLICANT—L. J. Mueller Furnace Co., owner-manufacturer (Clewell Equipment Co., agent).

SUBJECT—Application for consideration—reopening for test and report as to an additional model—re Mueller Climatrol Gas-Fired Boiler, Models 10, 11 and 20, previously approved.

APPEARANCES—

For Applicant: None.
ACTION OF BOARD—Application reopened for test and report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

894-51-SA

APPLICANT—L. J. Mueller Furnace Co., owner-manufacturer (Clewell Equipment Co., agent).

SUBJECT—Application for consideration—reopening as for test and report as to an additional model—re Mueller Climatrol Oil-Fired Conversion Burner, Models 450 and 460, previously approved.

APPEARANCES—

For Applicant: None.
ACTION OF BOARD—Application reopened for test and report as to additional model.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

626-52-SM

APPLICANT—Limestone Products Corp., for Larsen Products Corp., owner.

SUBJECT—Application for consideration—reopening for report as to additional trade name—re Plaster-Weld (bonding agent), previously approved.

APPEARANCES—

For Applicant: None.
ACTION OF BOARD—Application reopened for report as to additional trade name.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

371-53-SM

APPLICANT—W. L. Gates, for The Celotex Corporation, owner.

SUBJECT—Application for consideration—reopening for test and report as to modification of system—re Acousti-Line Metal Suspension Ceiling, previously approved.

MINUTES

APPEARANCES—

For Applicant: Victor Jacobson.

ACTION OF BOARD—Application reopened for test and report as to modification of system.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

Adjourned: 4:20 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

SPECIAL MEETING

FRIDAY MORNING, SEPTEMBER 17, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

1-38-SR—Vol. II

SUBJECT—Proposed revision of Rules for Arc and Gas Welding and Oxygen Cutting, covering the Specifications for Design, Fabrication and inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

APPEARANCES—

For Applicant: W. K. Ross, Christian F. Wolfe, S.

Fassler, Edward A. Fenton, LaMotte Grover, R. W. Shaul, Arthur N. Kugler, A. L. Seiden, Simon A. Greenberg, Ludwig Verber and Allen Rubin.

For Administration: Alfred Rader, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as 1-38-SR-Vol. II, and amended Rules adopted as printed in Bulletin published September 14, 1954.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, it was agreed that within two months, proposals will be filed for consideration of the Board at a public hearing as to amendments relating to ornamental iron and reports on inspections to the Borough Superintendent.

Resolved, that the Board of Standards and Appeals does hereby amend the rules adopted February 25, 1938, and May 17, 1940, and does hereby adopt the amended rules as printed in the Bulletin of September 14, 1954, with the understanding that the wording of "Scope" shall be revised before publication and additional Code Sections included for references.

Note: These Rules will be published in the Bulletin of the Board dated September 28, 1954.

Adjourned: 11:00 A. M.

JOSEPH J. DOYLE, *Chief Clerk.*

NOTICE

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description, the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority

CHAPTER 508 OF 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight,

and such dwellings thereafter altered or to be altered. provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

PUBLIC HEARING

PROPOSED REVISION OF THE FACTORY EXIT RULES

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday morning*, October 8, 1954 at 10 A.M. in Room 1013, Municipal Building, Manhattan, on the following Proposed Revision of the Factory Exit Rules to effectuate the provisions of Sections 270 and 271 of the Labor Law, as amended by Chapters 905 and 906 of the Laws of 1947, and Chapters 343 and 345 of the Laws of 1948.

Cal. No. 64-27-SR—Vol. II

Rule 1.0. Fire Escapes on Buildings Five Stories or or Less in Height.

Rule 1.1. In any building erected prior to October 1, 1913, occupied on July 1, 1948, as a factory building, 5 stories or less in height, one of the required means of exit under Section 271 of the Labor Law may consist of an outside iron fire escape, provided that:

Rule 1.2. The single fireproof casement doors leading to all fire escape balconies shall open out and shall be self-closing. An easily operated door lock with knobs on both sides of the door shall be provided. Such fire doors may be at window sill level if fixed iron steps at least 2 ft. wide, with risers not exceeding 8 in., and treads not less than 8 in. are provided on the inside from floor level to sill properly secured when sills are more than 12 inches above floor level.

Rule 1.3. Any such fire escape erected subsequent to October 1, 1913, and prior to these rules taking effect, unless previously accepted as one of the required means of exit or escape by the administrative official having jurisdiction, shall conform in every respect to the provisions of these rules.

Rule 1.4. A fire escape shall not hereafter be accepted as constituting one of the required means of exit or escape under Section 271 of the Labor Law, in any building erected prior to October 1, 1913, and occupied as a factory building on July 1, 1948, exceeding five stories in height.

Rule 1.5. All fire escapes shall be maintained structurally safe, properly painted, and kept clear of all obstructions.

Rule 2.0. Enclosure of Factory Stairways or Ramps.

Rule 2.1. Except as provided in Rule 3.1 in all factory buildings five stories or less in height, erected prior to October 1, 1913, and occupied as factory buildings on July 1, 1948, all interior stairways or ramps serving as required means of exit, and the landings, platforms and passageways connected therewith shall be enclosed on all sides by partitions having a fire resistive rating of not less than 1 hour extending continuously from the lowest point of stairway or ramp.

Rule 2.2. Where the stairway or ramp extends to the top floor of the building, such partitions shall extend to the underside of the roof boarding. That portion of the underside of the roof beams within the stair enclosure shall be covered with fire resisting materials, except in buildings with roofs of non-combustible material, in which case the partitions may stop at the underside of the roof.

Rule 2.3. Openings in such partitions shall be provided with approved self-closing one hour test opening protective assemblies, except where such openings are in the exterior wall of the building.

Rule 2.4. The bottom of the enclosure shall be of fire-proof material at least 4 in. thick unless the partition extends to the cellar bottom.

Rule 2.5. A horizontal exit as defined in Section 267 of the Labor Law, will be accepted as in compliance with this rule when both sides of the fire wall or walls are occupied at any factory floors by the same occupant.

Rule 3.0. Transitory Provisions for Enclosure of Stairways in Factory Buildings Five Stories or Less in Height.

Rule 3.1. In all factory buildings five stories or less in height erected prior to October 1, 1913, and occupied as factory buildings on July 1, 1948, and legally occupied as factory buildings on January 1, 1954, all interior stairways or ramps serving as required means of exit and the landings, platforms and passageways connected therewith, may, prior to January 1, 1959, be enclosed on all sides by partitions of fire resisting material extending continuously from the lowest point of the stairway in accordance with the following schedule:

Number of stories	Contents combustible, no sprinkler	Contents non-combustible, no sprinkler	Contents combustible and sprinkler	Contents non-combustible and sprinkler
Three	Stairways Enclosed			
Four	Stairways Enclosed	Stairways Enclosed		
Five	Stairways Enclosed	Stairways Enclosed	Stairways Enclosed	

The term "contents" as used above means articles, goods, wares and merchandise, packed, stored, manufactured or in the process of manufacture.

The term "combustible" as used above means articles, goods, wares or merchandise which will burn or support combustion.

The term "sprinkler" as used above means an adequate automatic sprinkler equipment installed and maintained in good working order on each floor throughout the building.

The term "story" as used above means that part of a building between any floor and the floor or roof next above.

The term "stairways" as used above shall be deemed to include "or ramps".

Rule 4.0. Required Exits and Enclosures of Stairways in Two-Story Factory Buildings.

Rule 4.1. In every two story factory building erected prior to October 1, 1913, and occupied as a factory building on July 1, 1948, there shall be provided from each story at least two means of exit or escape from fire remote from each other, one of which from every floor above or below grade shall lead to or open on an interior stairway or ramp which shall be enclosed, as hereinafter provided, or on an exterior enclosed stairway or ramp. The other may lead to such a stairway, or to a horizontal or grade exit, or to an exterior screened stairway, or to a fire escape conforming to Section 273 of the Labor Law or Rule 1, of these rules. Except that fire escape exit doors shall be fireproof self closing, with fixed iron steps to the sill properly secured when sill is more than 12 in. above the floor level; and where there is no safe egress from the roof, a goose neck ladder shall be provided from top balcony to the roof, except on the front of all buildings.

4.1.1. Unobstructed egress from the foot of the fire escape or exterior screened stairway

PUBLIC HEARING

shall be as required by Section 273 of the Labor Law, or to an open adjoining yard with egress to the street. No point on any floor of such building shall be more than 150 ft. distant from such an exit.

Rule 4.2. Enclosure of Stairways.

In two-story factory buildings erected prior to October 1, 1913, and occupied as factories on July 1, 1948, all interior stairways or ramps serving as required means of exit shall be enclosed from the lowest point of such stairways or ramps to the ceiling of the first floor by partitions having a fire resistive rating of 1-hour, unless the building is provided with a wet sprinkler system, in which case such enclosure of stairway or ramp shall not be required prior to January 1, 1959. Such enclosures shall lead directly to a door opening outwardly to a street or road, or an open area affording unobstructed passage to street or road. All openings in such enclosure except openings in the exterior walls shall be provided with fireproof self-closing doors having a one hour rating.

Rule 4.3. All reference herein to the enclosure of stairways or ramps shall be deemed to apply only to required stairways or ramps.

Rule 5.0. Enclosure of Stairways in Factory Buildings Erected Prior to October 1, 1913, and Not Occupied as Factory Buildings on July 1, 1948.

Rule 5.1. Buildings which are not required by Section 270, Subdivision 1 of the Labor Law to be fireproof, shall have required stairways or ramps enclosed in partitions of one-hour fire-resistive construction from the lowest point of the stairway or ramp.

Rule 5.2. Where the stairway or ramp extends to the top floor of the building, such partitions shall extend to the underside of the roof boarding. That portion of the underside of the roof beams within the stair enclosure shall be covered with fire resistive materials except in buildings with roofs of noncombustible material, in which case the partitions may stop at the underside of the roof.

Rule 5.3. Where the stairway or ramp is required to extend to the roof, the enclosure shall be so built as to form a bulkhead having a fire-resistive rating of one hour, except where such bulkhead occurs on an interior lot line, such construction shall be not less than 8 inches of masonry on the lot line side.

Rule 5.4. All openings to such partitions shall be provided with approved one hour self-closing opening protective assemblies except where such openings are in the exterior wall of the building.

Rule 5.5. The bottom of the enclosure shall be of fireproof material at least 4 in. thick unless the partition extends to the cellar bottom.

Rule 5.6. In all factory buildings erected prior to October 1, 1913, and not occupied as factories on July 1, 1948, and exceeding four stories in height, stairways or ramps serving as required means of egress shall be enclosed throughout with partitions of incombustible material having a fire resistive rating of one hour, and all openings to such partitions shall be provided with approved self-closing one hour test opening protective assemblies except where such openings are in the exterior wall of the building.

Rule 5.7. In all factory building erected subsequent to October 1, 1913, four stories or less in height, required stairways or ramps serving as required means of egress shall be enclosed throughout

with partitions having a fire resistive rating of one hour and all openings thereto shall be equipped with approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior wall of the building.

Rule 5.8. In all factory buildings erected subsequent to October 1, 1913, and prior to January 1, 1938, exceeding 4 stories in height, stairways or ramps serving as required means of egress shall be enclosed in partitions constructed of incombustible materials having a fire resistive rating of one hour, up to a maximum height of 150 ft. and two hours above such height, and all openings to such partitions shall be equipped with approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior wall of the building.

Rule 5.9. In all factory buildings erected subsequent to January 1, 1938, exceeding 4 stories in height, stairways or ramps serving as required means of egress shall be enclosed in partitions of incombustible materials having a fire resistive rating of 2 hours and all openings to such enclosures shall be protected by approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior walls of the building.

Rule 6.0. In all factory buildings, coming within Section 270 of the Labor Law, Stairways or Ramps Serving as Required Means of Egress Shall be Ventilated at the Top by:

(a) A skylight not less than 20 square feet in area, constructed of metal frames, glazed with plain glass, protected with wire screens in metal frames above and below, and provided with fixed open metal louvres on two sides, having an aggregate effective ventilating area of not less than twenty square feet. A fixed open ridge ventilator having not less than 144 sq. inches of effective ventilating area may be substituted for an equal portion of the required louvres; or

(b) An exterior window, not facing on the lot line, equal to the area required for a skylight, glazed with plain glass and provided with fixed open louvres having an effective ventilating area of not less than 10 square feet; or

(c) In a sprinklered stair or ramp enclosure, a metal framed automatic skylight not less than 16 square feet in area, glazed with wired glass, or with plain glass protected over and under with wire screens in metal frames. Such automatic skylights to be counterbalanced, actuated by a fusible link designed to operate at not more than 180° F.

Rule 7.0. Storage of Combustible Material Within Factory Stairway Enclosures.

Rule 7.1. In all factory buildings no articles or wares of any nature shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith. But this shall not prohibit the erection and maintenance of a stand to be built of incombustible material and wire glass or one-quarter inch thick plate glass for the retail sale of cigars, cigarettes and tobacco and candies in original packages or daily newspapers in the public hall or corridor on the first story of any building provided there is no open flame. All portions of the stand and any portion of any permitted accessory use, the same shall be set back at least 18 in. from the outside line of travel of the required legal width of exit. Each such stand shall be provided with at least

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PUBLIC HEARING

one approved 2½ gallon chemical fire extinguisher.

Rule 8.0. Safe Egress from Roofs of Factory Buildings.

Rule 8.1. Interior stairs or ramps serving as required means of egress in factory buildings erected after October 1, 1913, not exceeding five stories in height and in factory buildings erected before October 1, 1913, and occupied as factories on July 1, 1948, shall not be required to extend to the roof where there is no safe egress from the roof.

Rule 8.2. No safe egress shall be deemed to exist when:

a. The roof or the top of the parapet wall of an adjoining building is more than 8 feet below or more than five feet above the top of the parapet wall of the building in question and there is no outside party wall fire escape, party wall exterior screened stairway, party wall balconies or bridges, or where outside exits do not connect to adjoining buildings at roof level, or where there are no unbarred window openings 5 ft. above the roof or parapet wall of the building in question.

b. Where the roof of the building in question has a pitch exceeding 1 ft. in 6 ft. of horizontal run.

Rule 8.3. When there is no safe egress from the roof, there shall be:

a. A single rung iron ladder; or

b. A flat tread iron or steel ladder within the stair or ramp enclosure. Such ladder shall be properly secured to top and bottom and shall lead to an easily openable scuttle not less than 2 ft. by 3 ft. in area. Such scuttle may be provided with an easily operated fastening device.

Rule 8.4. Where the stair bulkhead door or scuttle opens within 10 feet from the open edge of the roof, an iron railing properly placed at least 3 ft. high and at least 10 ft. long shall be provided at the edge of the roof.

Rule 9.0. Substandard Factory Exit.

Rule 9.1. Fire Escapes.

9.1.1. When, in addition to the required exits from any factory or factory building, there exist other means of egress which are not in accordance with the requirements of the Labor Law and these Rules, such means of egress may be retained under the following conditions:

9.1.2. Substandard fire escapes shall be maintained structurally safe, properly painted and with openings leading thereto kept in good repair.

9.1.3. In lieu of a counterbalanced stairway, a

drop ladder in guides with a backdropped gravity hook may be provided of sufficient length to reach to the ground or safe landing place with a passageway opening cut in the balcony rail and the rail shall be properly placed.

9.1.5. Where substandard fire escapes are located in the court or at the side or rear of a building, proper egress to a point of safety shall be provided, either to open adjoining yard or the lowest balcony of the fire escape may be connected to adjoining fire escape, exterior stairway, to roof of adjoining extensions or other means of egress satisfactory to the Borough Superintendent.

9.1.6. Substandard fire escapes shall be kept clear of all obstructions and shall not be used for fire drills or considered as a basis for computation of occupancy.

Rule 9.2. Stairways.

9.2.1. Interior stairways or ramps not conforming to the requirements of the Labor Law or the rules of the Board and not required for egress, may be retained, provided egress to same is maintained unobstructed, halls are properly lighted and all landings, passageways, etc. are maintained free and unobstructed.

9.2.2. Where such non-required interior stairways or ramps are unenclosed they shall, prior to January 1, 1954, be provided with an automatic counterbalanced smokeproofed trap door actuated by fusible links or enclosed by an enclosure which shall be reasonably smoketight to the satisfaction of the Borough Superintendent.

Rule 9.3. Exterior Screened Stairways.

9.3.1. Exterior screened stairways not serving as required means of egress shall be maintained structurally safe and kept properly painted. Exits thereto and all platforms and passageways thereof shall be maintained unobstructed and egress from their termination shall be provided as required for substandard fire escapes, in accordance with Rule 9.1.5.

Rule 9.4. Horizontal Bridges.

9.4.1. Horizontal bridges and party wall balconies between buildings shall be maintained structurally safe and properly painted and access thereto and all passages leading thereto shall be maintained unobstructed.

Rule 9.5. Signs.

9.5.1. No sign of any character shall be placed at openings leading to substandard exits.

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BULLETIN

UNIVERSITY OF ALABAMA
BOARD OF STANDARDS AND APPEALS
CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 39

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellant and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

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678-54-BZ—H.B.B.—60-64 Hope street, south side, 100 ft. west of Marcy avenue and 339 Grand street, Block 2384, Lots 12, 13 and 29, Borough of Brooklyn, Alt. 5525-53—re extension of use—alteration of existing laundry, packaging, folding, etc., parking, loading and unloading.

679-54-A—H.B.B.—60-64 Hope street, south side, 100 ft. west of Marcy avenue and 339 Grand street, Block 2384, Lots 12, 13 and 29, Borough of Brooklyn, Alt. 5525-53—re exits.

680-54-A—H.B.M.—561-567 Broadway, west side, 51 ft. south of Prince street, Block 498, Lot 7, Borough of Manhattan, Amendment to BN 690-54—re passageway from cellar.

681-54-BZ—H.B.B.—8910-8936 26th avenue and 1893-1899 Shore parkway, northwest corner and 2568-2576 Cropsey avenue, Block 6932, Lots 51, 53 and 55, Borough of Brooklyn, Alt. 14-53—re manufacturing, storage and sale—life boats, davits, etc.

682-54-A—H.B.B.—8910-8936 26th avenue and 1893-1899 Shore parkway, northwest corner and 2568-2576 Cropsey avenue, Block 6932, Lots 51, 53 and 55, Borough of Brooklyn, Alt. 14-53—re proposed use of frame structure for commercial use with fire limits; exits.

683-54-SM—Steel Edge Creteplank (floor and roof slab), manufactured by Martin Fireproofing Corp., Material.

684-54-BZ—M&A—161-45 Cross Bay boulevard, east side, 225 ft. south of 161st avenue, Block 14189, Lot 72, Jamaica, Borough of Queens, #540861—re gasoline tanks and pump.

685-54-A—H.B.M.—64-66 Nassau street, east side, 52 ft. 6 in. south of John street, Block 67, Lot 25, Borough of Manhattan, Amendment to Alt. 137-54—re egress.

686-54-A—H.B.M.—30-32 West 21st street, south side, 400 ft. east of Avenue of the Americas (6th), Block 822, Lot 58, Borough of Manhattan, Amendment to Alt. 571-54—re exits; fire escape.

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221-28-BZ—Vol. II—H.B.Q.—120-12 to 120-28 Merrick boulevard and 174-11 to 174-17 Baisley boulevard, southwest corner, Block 12392, Lot 43, Jamaica, Borough of Queens, Alt. 1308-54.

539-43-BZ—Vol. II—H.B.Bx.—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx, Alt. 709-54.

459-37-BZ—Vol. II—H.B.M.—884-892 7th avenue and 201-209 West 56th street, northwest corner, Block 1028, Lot 29, Borough of Manhattan, N.B. 60-54.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

SEPTEMBER 28, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 28, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

108-32-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner (Jack Curtin, lessee).

SUBJECT—Application reopened May 18, 1954 as Vol. II —re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension of accessory building on existing gasoline service station, to including lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, sale of used cars, and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2950-2958 Webster avenue and 401-411 Bedford Park boulevard, northeast corner, Block 3274, Lot 1, Borough of The Bronx.

168-49-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II —re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station including lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1441 Westchester avenue, northeast corner of Bronx River avenue, Block 3770, Lot 83, Borough of The Bronx.

790-53-BZ

APPLICANT—William A. Giesen, for Richard Griffin, owner.

SUBJECT—Application October 30, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension in use and area of an existing gasoline service station to include gasoline and oil selling station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories, store and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6161-6199 Broadway, southwest corner of West 251st street, Block 3415, Lots 1182, 1186 and 1187, Borough of The Bronx.

96-54-BZ

APPLICANT—Lawrence M. Rothman, for Louis Tamerlis, and F. L. and George H. Haase, owners.

SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and unrestricted use

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district, the parking and storage of motor vehicles, with a curb cut in the residence use portion of plot.
PREMISES AFFECTED—683 East 140th street, south side, 92.2 ft. west of Jackson avenue, Block 2568, Lots 14-17, Borough of The Bronx.

108-54-BZ

APPLICANT—Wechsler and Schimmenti for M. Goldstein, owner (Long Island Structural Steel, lessee).

SUBJECT—Application February 15, 1954—(decision of the borough superintendent) under section 19A(h3) of the zoning resolution, to permit in an unrestricted use district, an entrance and exit to off street loading berth, nearer to the intersection than is permitted.

PREMISES AFFECTED—1215 East Bay avenue, northwest corner of Casanova street, Block 2771, Lot 138, Borough of The Bronx.

172-54-BZ

APPLICANT—Kenneth W. Milnes, for Thomas M. Crowe, owner.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a retail use district, the reconstruction of existing gasoline service station to include, gasoline service station, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—2000 Victory boulevard, southwest corner of Perry avenue, Block 723, Lot 9, West Brighton, Borough of Richmond.

186-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Vercon Holding Corp., owner.

SUBJECT—Application March 8, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—19-17 to 19-31 Francis Lewis boulevard (19-25 official) and 160-01 to 160-13 Willets Point boulevard, northwest corner, Block 4758, Lot 125, Flushing, Borough of Queens.

251-54-BZ

APPLICANT—John F. Fitzsimons, for William H. Mosebach and Mildred Mosebach, owners.

SUBJECT—Application April 9, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district, the change of occupancy from one family dwelling to two family dwelling.

PREMISES AFFECTED—23-31 Nellis street, northeast side, 96.98 ft. northwest of Williamson avenue, Block 12713, Lot 11, Springfield Gardens, Borough of Queens.

281-54-BZ

APPLICANT—Paul Friedman, for Alice Price, owner.

SUBJECT—Application April 19, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—166-11 Northern boulevard, northwest corner of 167th street, Block 5341, Lot 1, Flushing, Borough of Queens.

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owners.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, for a

term of fifteen years, the erection and maintenance of stores, auto show-room, gasoline service station, car-wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading and the parking of patrons' cars.

PREMISES AFFECTED—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road, Block 6666, Lot 1, Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 28, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 28, 1954, at 2 o'clock* in Room 1013 Municipal Building, Manhattan, on the following matters:

778-53-A

APPLICANT—John T. Kelleher, borough superintendent, Borough of Queens.

OWNERS OF PREMISES—Herman Haken and H. L. Kreuscher.

SUBJECT—Application October 30, 1953—Revocation of Certificate of Occupancy #Q91444 issued 9/14/53.

PREMISES AFFECTED—106-01 Merrick boulevard, southeast corner of 106th avenue, Block 10237, Lot 5, Jamaica, Borough of Queens.

296-54-A

APPLICANT—Patrick D. Concagh, for Waldorf Astoria Hotel Corp., owner.

SUBJECT—Application April 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—301-309 Park avenue, 538-556 Lexington avenue, 81-121 East 49th street and 80-120 East 50th street, entire block, Block 1304, Lot 1, Borough of Manhattan.

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

894-53-A

APPLICANT—Ervin Palmer, for Daspal Realty Corp., owner.

SUBJECT—Appeal filed December 10, 1953 from an order of the fire commissioner and decisions of the borough superintendent.

PREMISES AFFECTED—34 West 13th street, south side, 395 ft. east of Avenue of the Americas, Block 576, Lot 22, Borough of Manhattan.

694-49-A—Vol. II

APPLICANT—Harry Speyerer, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re Appeal from a decision of the commissioner of Marine and Aviation.

PREMISES AFFECTED—Foot 14th road, west side, of 100th street, 400 ft. south of 14th avenue, Block 4044, Lot 20, College Point, Borough of Queens (under section 35, General City Law—re bed of mapped street—14th road).

282-50-A—Vol. III

APPLICANT—American Can Co., owner.

SUBJECT—Application reopened December 8, 1953 as Vol. III—re Appeal from a decision of the fire commissioner.

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PREMISES AFFECTED—102-184 43rd street, entire block bounded by 43rd and 44th streets and 1st and 2nd avenues, 2nd floor; Block 726, Lot 1, Borough of Brooklyn.

343-50-A—Vol. II

APPLICANT—Mergenthaler Linotype Company, owner.
SUBJECT—Application reopened March 2, 1954 as Vol. II—re Appeal from a decision of the fire commissioner.
PREMISES AFFECTED—1-57 Hall street; 2-60 Ryerson street; 15-49 Ryerson street; 299-313 Park avenue and 248-254 Flushing avenue, Blocks 1867 and 1877, Lot 1, Borough of Brooklyn.

596-54-A

APPLICANT—Lama, Proskauer and Prober, for Brook Boro Club Inc., owner.
SUBJECT—Application July 19, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1301 Preident street, north side, 300 ft. west of Brooklyn avenue, Block 1277, Lot 62, Borough of Brooklyn.

671-54-A

APPLICANT—Frederick A. Ketcher, for Bruce Realty Co., owner (Sears-Roebuck and Co., lessee).
SUBJECT—Application July 30, 1954—appeal from an order of the fire commissioner.
PREMISES AFFECTED—2506-2526 Webs'er avenue, east side, from East Fordham road to Park avenue, 400 East Fordham road and 4758-4781 Park avenue, Block 3033, Lot 12, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 5, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 5, 1954, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.
OWNER OF PREMISES—Burndy Engineering Co., Inc.
SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.
PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

288-54-BZ

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.
SUBJECT—Application April 7, 1954—(decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit in an unrestricted use, B area and 1½ times height district the erection and maintenance of a structure in excess of height permitted and without the required loading berths.
PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

Laid over from July 20, 1954, to July 27, 1954, for further consideration and decision; hearing closed; then to October 5, 1954, at request of applicant for the purpose of furnishing revised plans in connection with this application and Cal. 289-54-A, and to obtain any additional objections that may be necessary.

131-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station and store, to include lubritorium, car wash, motor vehicle repair shop, store and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision without further argument; then to September 14, 1954, applicant to file revised plans; then to October 5, 1954, for applicant to consult with lessee and file revised plans.

132-54-A

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).
SUBJECT—Application February 15, 1954—filed pursuant to section 35, General City Law re premises in bed of proposed widening of Parsons boulevard and 20th avenue.
PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.
SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district portion of a lot located in a residence and unrestricted use, A area district the erection and maintenance of an additional building, using more than the area permitted.
PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision without further argument; hearing closed; then to September 14, 1954, for further consideration by the Board and decision; hearing previously closed; then to October 5, 1954, at request of the Board, for further consideration and inspection.

1446-39-BZ—Vol. III

APPLICANT—A. H. Salkowitz, for North Shore Building Co., owner.
SUBJECT—Application reopened March 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service and selling station, lubritorium, motor vehicle repairs and office, with a curb cut nearer the residence use district than is permitted and to permit the erection of a sign and sign standard above level of first story and projecting beyond the building line; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—34-67 Francis Lewis boulevard, northeast corner of 35th avenue, Block 6077, Lot 43, Whitestone, Borough of Queens.

Laid over from July 20, 1954, to September 21, 1954, for further inspection and decision without further argument; hearing closed; then to October 5, 1954, for inspection and decision.

541-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Rusello, owner.
SUBJECT—Application reopened March 9, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district the combining of two buildings at rear of site into one building to be used as a

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motor vehicle repair shop, body and fender work, incidental paint and spray work; and to permit the erection and maintenance on the front of the site of a gasoline service station; lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—9001-9011 4th avenue and 402-414 90th street, southeast corner, Block 6082, Lot 6, Borough of Brooklyn.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision without further argument; hearing closed; then to October 5, 1954, for inspection and decision.

814-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis Giancarulo, Dominick Bartenope, G. Carlino Inc., owners.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the demolition of all buildings on the plot and the reconstruction and extension of existing gasoline service station on lot 41 to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—94-102 4th avenue and 589-597 Warren street, northwest corner, Block 395, Lots 37-41 inclusive and Lot 43, Borough of Brooklyn.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed; then to October 5, 1954, for inspection and decision.

202-54-BZ

APPLICANT—Patrick D. Concagh, for Fannie DiLello, owner.

SUBJECT—Application March 18, 1954—(decision of the borough superintendent) under sections 7a, 7c and 7e of the zoning resolution, to permit in a residence use district the extension of accessory building on existing gasoline service station, lubritorium, car wash, motor vehicle repairs and office, to be used for lubritorium and car wash (non automatic).

PREMISES AFFECTED—3020 Eastchester road, east side, 150.06 ft. north of Adey avenue, Block 4766, Lots 43 and 46, Borough of The Bronx.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed; then to October 5, 1954, for inspection and decision.

269-54-BZ

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the extension to existing synagogue and community building using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—109-25 to 109-27 114th street, east side, 212.5 ft. south of 109th avenue, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed; then to October 5, 1954, for inspection and decision.

270-54-A

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—109-25 to 109-27 114th street, east side, 212.5 ft. south of 109th avenue, 1st floor, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

375-54-BZ

APPLICANT—Charles C. Weinstein, for Salvator Molfetta, owner.

SUBJECT—Application May 11, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district the erection and maintenance of a storage garage, presently used for parking of our trucks on part of plot.

PREMISES AFFECTED—2841 Bruckner boulevard, northeast corner of Quincy avenue, Block 5306, Lots 103, 104, 107, 109 and 110, Borough of The Bronx.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision without further argument; hearing closed; then to October 5, 1954, for inspection and decision.

755-53-BZ

APPLICANT—Nathaniel C. Saxe, for Ruby Goldenberg, owner.

SUBJECT—Application October 22, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—31-50 Seagirt avenue and 178 Beach 32nd street, southeast corner (Block 300, Lot 1), Edgemere, Borough of Queens.

Laid over from June 15, 1954, for inspection and decision; date to be set. The applicant has amended the basis of his application to read Section 7, Subdivision h instead of Section 7, Subdivision e; then set for July 27, 1954; then to September 14, 1954, for applicant to file revised plans; then to September 21, 1954, for applicant to file revised plans as to proposed portion of parking lot to be used; inspection having shown that part of the plot is now in use in connection with adjacent bungalow; then to October 5, 1954, for applicant to file revised plans.

823-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Flygo Holding Corp., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs and office, and to permit the parking and storage of more than five motor vehicles; with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—436-438 Kings highway, south side, from Lake street to Van Sicklen street; 2-10 Lake street and 1-11 Van Sicklen street, Block 6679, Lots 1 and 8, Borough of Brooklyn.

1348-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Leonard and Francesca Moschitto, owners.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re decision of the borough superintendent) under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance for a term of fifteen years a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles, with a curb cut and show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—2753-2761 Coney Island avenue and 1002-1012 Avenue Y, southeast corner, Block 7430, Lots 1, 74 and 75, Borough of Brooklyn.

562-32-BZ—Vol. III

APPLICANT—M. Martin Elkind, for Wilgreen Holding Corp., owner.

SUBJECT—Application reopened May 18, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the extension in area of accessory building on exist-

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ing gasoline service station, lubritorium, car wash, sale of accessories and office for a term of fifteen years.
PREMISES AFFECTED—208-16 Linden boulevard and 117-02 Springfield boulevard, southwest corner, Block 12637, Lot 50, St. Albans, Borough of Queens.

1204-39-BZ—Vol. II

APPLICANT—Herman E. Horwood, for Joseph Bertani, owner.

SUBJECT—Application reopened July 7, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline and oil selling station, lubritorium, car washing, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—4421 Webster avenue, west side, 294.04 ft. north of East 233rd street, Block 3395, Lot 60, Borough of The Bronx.

137-51-BZ—Vol. III

APPLICANT—Siegel and Green, for Bell Management Corp., owner (Herald Square Garage, Inc., lessee).

SUBJECT—Application reopened June 2, 1954 as Vol. III—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district the use of roof for parking and storage of motor vehicles in building presently used as garage for more than five motor vehicles.

PREMISES AFFECTED—59-61 West 36th street, north side, 150 ft. east of Avenue of the Americas and 58-60 West 37th street, south side, 142 ft. 6 in. east of Avenue of the Americas, Block 838, Lot 10, Borough of Manhattan.

732-51-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Cecelia Green, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles, with curb cuts and show window nearer the residence use district than is permitted.

PREMISES AFFECTED—1141-1157 Utica avenue and 5001-5011 Clarendon road, northeast corner, Block 4761. Lots 37, 39, 40, 41 and 42, Borough of Brooklyn.

902-53-BZ

APPLICANT—Haydn H. Craigwell, for Peter Sanders, owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, C area district the extension in area of existing store on first floor using more than the area permitted.

PREMISES AFFECTED—1267-1271 Fulton street, north side, 111.0 ft. east of Arlington place, Block 1848, Lots 31 and 32, Borough of Brooklyn.

284-54-BZ

APPLICANT—John F. Fitzsimons, for Morris Gabel and Ray Gabel, owners.

SUBJECT—Application April 20, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the erection and maintenance of an accessory garage nearer to rear and side lot lines than is permitted.

PREMISES AFFECTED—319 Beach 149th street, west side, 185 ft. north of Neponsit avenue, Block 751, Lot 25, Neponsit, Borough of Queens.

351-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Trisolini, owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1275-1283 Gun Hill road, north side, from Bouck to Wilson avenues, 3201-3211 Wilson avenue and 3250-3256 Bouck avenue, Block 4734, Lot 92, Borough of The Bronx.

468-54-BZ

APPLICANT—Ingram S. Carner, for William Reeder, owner.

SUBJECT—Application June 9, 1954—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office, and the parking of cars waiting to be serviced; and to permit the use of existing accessory building located on existing gasoline service station—located on northeast corner of Utopia parkway and the Horace Harding boulevard.

PREMISES AFFECTED—175-33 to 175-41 Horace Harding boulevard and 59-02 to 59-08 Utopia parkway, northwest corner and 175-50 to 175-60 59th avenue, Block 6890, Lot 1, Fresh Meadows, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 5, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 5, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

92-54-SA

APPLICANT—The Spee-Flo Manufacturing Corp., owner.
SUBJECT—Application February 2, 1954—The Spee-Flo Pressurematic (Paint Heater) Models 300-A, 300-B, 600-A, 300-A-PA, 300-A-P-E, 600-A-PA, 600-A-PE, 300-AR, approval of.

496-50-SA

APPLICANT—Bryant Heater Division, for Affiliated Gas Equipment, Inc., owner-manufacturer.
SUBJECT—Application May 5, 1950, Bryant Gas-Fired Floor Furnace, Model 365, approval of.

16-54-SA

APPLICANT—Watson Elevator Company, Inc., owner.
SUBJECT—Application January 11, 1954—Watson Elevator Company, Inc., Car Door Switch, Type MS, approval of.

176-54-SA

APPLICANT—S. T. Johnson Company, owner.
SUBJECT—Application February 11, 1954—S. T. Johnson Company, Oil Burner, Model 53, approval of.

42-54-SA

APPLICANT—Ribelle V. Perotta, for Delta Heating Corporation, owner.
SUBJECT—Application January 20, 1954—Delta Oil-Fired Unit Heater, Model UH-220, approval of.

332-50-SA

APPLICANT—Oran Company, owner - manufacturer (George R. Darche Associates, agent).

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SUBJECT—Application April 28, 1950—Oran Oil Fired Floor Furnaces, Models O-50, O-60 and O-70, approval of.

725-53-SA

APPLICANT—Surface Combustion Corporation, owner.
SUBJECT—Application October 2, 1953—Janitrol Gas-fired Boiler, Series 66, sizes 4-21 sections, approval of.

314-54-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application April 19, 1954—Gold Bond Corrugated Asbestone Roofing and Siding and Accessories, approval of.

450-54-SM

APPLICANT—D. I. Brass Turning Works, Inc., owner.
SUBJECT—Application May 27, 1954—Di-Flex (gas connector), Models DIF-21032, approval of.

229-52-SM

APPLICANT—Gustin-Bacon Manufacturing Company, owner.
SUBJECT—Application March 25, 1952—Rolagrip Pipe Couplings (for plain end pipe connections), approval of.

230-52-SM

APPLICANT—Gustin-Bacon Manufacturing Company, owner.
SUBJECT—Application March 25, 1952—Gruvagrip Pipe Couplings, approval of.

84-54-SM

APPLICANT—Benjamin Electric Manufacturing Company, owner.
SUBJECT—Application February 1, 1954—Panel-Glo and Sky-Glo Panels, Nos. 40650 and 40610 (plastic light diffusers), approval of.

427-52-SM

APPLICANT—Lawrence Urdang, for Marlux Corporation, owner.
SUBJECT—Application June 11, 1952—Marlux (light diffuser), approval of.

438-52-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application May 27, 1954—Gold Bond Gypsum Plaster and Gold Bond Gypsum Lath Ceiling (with Gold Bond Clip-Lok System), approval of.

195-53-SM

APPLICANT—Johns-Manville Sales Corporation, owner.
SUBJECT—Application March 6, 1953—JM Dutch Brand Tile and Tub Sealer, approval of.

75-50-SM

APPLICANT—Robbins Tire and Rubber Company, Inc., owner.
SUBJECT—Application reopened February 17, 1954—re Robbins Terra Tile (additional trade name).

1550-39-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened April 8, 1954 re U. S. Gypsum Company—re Fiber Board, Tile, Plank and Sheathing (re amendment of resolution, omission of asphalt felt from the asphalt impregnated sheathing).

702-53-A

APPLICANT—Ferdinand Savignano, for 176 Grand St. Corp., owner.
SUBJECT—Application September 4, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—176-180 Grand street, north side, 24 ft. 9 in. east of Market place, Block 471, Lot 25, Borough of Manhattan.

524-54-A

APPLICANT—H. G. Meinke, for Consolidated Edison Co., of New York, Inc., owner.
SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—135-169 John street, north side, from Gold street to Hudson avenue, Block 12, Lot 1, Borough of Brooklyn.

393-54-A

APPLICANT—J. T. Kelleher, borough superintendent.
OWNERS OF PREMISES—Thomas J. and Margaret White.
SUBJECT—Application May 18, 1954—re Revocation of Certificate of Occupancy Q87507, issued February 24, 1953, re N. B. 5106-52.
PREMISES AFFECTED—150-29 116th street, east side, 98.63 ft. north of North Conduit avenue, Block 11839, Lot 22, Ozone Park, Borough of Queens.

154-52-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Jamco Realty Co., owner (J. A. Melnick Co. Inc., lessee).
SUBJECT—Application reopened July 7, 1954 as Vol. II—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—129 51st street, north side, 206 ft. 8 in. west of 2nd avenue and 138-164 50th street, Block 788, Lot 25, Borough of Brooklyn.

396-47-A—Vol. II

APPLICANT—Sidney Daub, for Manhattanville Neighborhood Center, Inc., owner.
SUBJECT—Application reopened May 25, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—514 West 126th street, south side, 161 ft. 10 in. west of Amsterdam avenue, Block 1982, Lot 36, Borough of Manhattan.

909-50-A—Vol. II

APPLICANT—Sidney Daub, for Moe Mandell, owner.
SUBJECT—Application reopened June 22, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—446 West 36th street, south side, 200 ft. east of 10th avenue, Block 733, Lot 62, Borough of Manhattan.

760-51-A—Vol. II

APPLICANT—Harry Silverman, for The Nansal Corp., owner.
SUBJECT—Application reopened June 2, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—510 East 72nd street, south side, 198 ft. east of York avenue and 511-513-515 East 71st street, north side, 198 ft. east of York avenue, Block 1483, Lots 9, 10, 11 and 42, Borough of Manhattan.

801-53-A

APPLICANT—Charles M. Spindler, for Beard's Erie Basin, Inc., owner (Kwik Cleaners, lessee).
SUBJECT—Application November 5, 1953—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—2 Beard street and 102 Otsego street, northwest corner, Block 606, Lot 5, Borough of Brooklyn.

214-54-A

APPLICANT—Gabriel Nathan, for Arthur Levy, owner.
SUBJECT—Application March 25, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—12 Howard avenue, west side, 40 ft. north of Madison street, Block 1481, Lot 39, Borough of Brooklyn.

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690-50-A—Vol. II

APPLICANT—Degenhardt, Miller and Lindberg, for Borden's Farm Products, Division of The Borden Company, owner.

SUBJECT—Application reopened May 18, 1954 as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—35-18 Steinway street and 35-02 35th avenue, southwest corner and 35-01 38th street, 3rd floor, Block 668, Lot 9, Long Island City, Borough of Queens.

130-52-A—Vol. II

APPLICANT—Hexagon Laboratories, Inc., owner.

SUBJECT—Application reopened April 20, 1954, as Vol. II—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—3536 Peartree avenue, north side, 150 ft. east of Boston road, Block 5283, Lot 48, Borough of The Bronx.

492-54-A

APPLICANT—Cole and Liebmann, for Broadway and Forty-First Street Corp., owner.

SUBJECT—Application June 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1441-1445 Broadway, southwest corner of West 41st street and 569-579 7th avenue, Block 993, Lot 55, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 8, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, October 8, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

64-27-SR—Vol. II

Proposed Revision of the Factory Exit Rules.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 13, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, October 13, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

480-24-BZ—Vol. II

APPLICANT—Jack Oxenhandler, for Lena Oxenhandler, owner (Bell Service Station, lessee).

SUBJECT—Application reopened May 11, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7h and 7i of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension in area of existing gasoline service station to include lubritorium, auto laundry, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1925-1931 Broadway and 2018-2032 Eastern parkway extension, northeast corner, Block 3472, Lot 106, Borough of Brooklyn.

Laid over from September 14, 1954, to October 13, 1954, for inspection and decision without further argument; hearing closed.

441-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Coscia, owner.

SUBJECT—Application reopened January 19, 1954, as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution to permit in a

residence use, C area district, the alteration and extension of existing building, using more than the area permitted and without the required rear yard, and to permit the change of use from storage garage for more than five motor vehicles, and auto repair shop to storage garage for more than five motor vehicles, auto repair shop, lubrication, car washing and office on first floor and storage garage on second floor.

PREMISES AFFECTED—353-367 91st street, north side, 154 ft. 8 $\frac{5}{8}$ in. west of 4th avenue, Block 6081, Lots 77, 78 and 79, Borough of Brooklyn.

Laid over from September 14th to October 13, 1954, for inspection and decision.

190-54-BZ

APPLICANT—Henry Nordheim, for Felix and Sadie Itkin and 415 Sound View Avenue, Inc., owners.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the extension to existing laundry, using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—415-421 Sound View avenue, west side, 10.91 ft. north of Underhill avenue and 416 Leland avenue, Block 3498, Lots 30, 31 and 32, Borough of The Bronx.

Laid over from September 14th to October 13, 1954, for inspection and decision.

220-51-BZ—Vol. II

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application reopened July 8, 1952 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district, the proposed building and the change in occupancy from gasoline oil selling station and the parking and storage of more than five motor vehicles, to gasoline service station, accessory building to include store, utility room, lubritorium, auto-washing, motor vehicle repairs, storage and sale of accessories and to permit the existing parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neill avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

Laid over from September 14th to October 13, 1954, for inspection and decision.

534-52-A

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application June 19, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neil avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

147-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruckner Boulevard Leasing Corp., owner.

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the maintenance of existing legal high speed (automatic) auto laundry and to permit the erection and maintenance, for a term of fifteen years of a gasoline service station, lubritorium, motor vehicle repairs, storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—482-504 Utica avenue, west side, from Midwood street to Maple street, 842-850 Maple street and 861-871 Midwood street, Block 4589, Lot 95, Borough of Brooklyn.

Laid over from July 20, 1954, to September 21, 1954, at request of objectors' representative; no further request for

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adjournment; then to October 13, 1954, for inspection and decision; hearing closed.

741-49-BZ—Vol. II

APPLICANT—Michael Dellacona, for Michael and John Dellacona, owners (Esso Standard Oil Company, lessee).
SUBJECT—Application reopened April 28, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail use district, the extension to accessory building on existing gasoline service station, and the addition of two gasoline storage (550 gal.) tanks.

PREMISES AFFECTED—241-15 Hillside avenue, northwest corner of 252nd street, Block 7909, Lot 1, Bellerose, Borough of Queens.

Laid over from September 21, 1954, to October 13, 1954, for further consideration after applicant files revised plans.

139-53-BZ

APPLICANT—Leonard F. Rothkrug, for P. J. Construction Corp., owner.

SUBJECT—Application February 27, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage, nearer to side and rear lot lines than is permitted.

PREMISES AFFECTED—110-40 Jewel avenue, south side, 200 ft. west of 112th street, Block 2231, Lot 26, Forest Hills, Borough of Queens.

Laid over from September 21, 1954, to October 13, 1954, at request of applicant's representative.

737-38-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Bridge Motors, Inc., owner (Joseph Liss, lessee).

SUBJECT—Application reopened June 15, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years the maintenance of existing parking and storage of more than five motor vehicles, and to permit the erection and maintenance of a gasoline service station and office.

PREMISES AFFECTED—1171-1185 River avenue, west side, 100 ft. south of East 167th street, Block 2496, Lot 64, Borough of The Bronx.

723-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John Alberg, owner.

SUBJECT—Application reopened December 22, 1953 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of twenty motor vehicles on the same lot with a three family dwelling, for a term of five years.

PREMISES AFFECTED—169-177 Palmetto street, north side, 125 ft. east of Central avenue, Block 3342, Lot 55, Borough of Brooklyn.

945-53-A

APPLICANT—Lama, Proskauer and Prober, for John Alberg, owner.

SUBJECT—Application filed September 16, 1953—for a variation of the provisions of section 60 of the Multiple Dwelling Law.

PREMISES AFFECTED—177 Palmetto street, north side, 125 ft. east of Central avenue, Block 3342, Lot 55, Borough of Brooklyn.

372-52-BZ

APPLICANT—Renander and Miller, for Walter G. Stackler and Leonard L. Frank, owners.

SUBJECT—Application May 21, 1952 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a local retail and residence use

district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, accessory sales, motor vehicle repairs and office.

PREMISES AFFECTED—231-16 Linden boulevard and 117-04 232nd street, southwest corner, Block 12748, Lot 106, St. Albans, Borough of Queens.

632-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Irving Rubber and Metal Co., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a structure using more than the area permitted, and to be used for office, loading space, junk shop for sorting, packing and baling of scrap metal and rubber (no paper or rags), with an entrance to off street loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—9517-9529 Ditmas avenue and 736-746 East 96th street, northwest corner, Block 8113, Lot 1, Borough of Brooklyn.

930-53-BZ

APPLICANT—Julius S. Rapson, for Louis F. Whitman, owner.

SUBJECT—Application December 29, 1943—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, GI area district the extension of existing two family dwelling.

PREMISES AFFECTED—138-45 224th street, east side, 120 ft. north of 139th avenue, Block 13138, Lot 13, Springfield Gardens, Borough of Queens.

49-54-BZ

APPLICANT—Frank J. Ross, for Terigo Cavalli and Joseph Bassani, owners.

SUBJECT—Application January 28, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the maintenance of existing one family, two story brick dwelling and one car garage, nearer to the street line than is permitted.

PREMISES AFFECTED—2019 Hobart avenue, southwest corner of East 194th street, Block 4240, Lot 30, Borough of The Bronx.

242-54-BZ

APPLICANT—Charles M. Spindler, for CMH Realty Co., Inc., owner.

SUBJECT—Application April 8, 1954—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—21-15 Jackson avenue and 46-27 to 46-35 21st street, northeast corner and 21-02 to 21-10 46th road, Block 74, Lot 1, Long Island City, Borough of Queens.

391-54-BZ

APPLICANT—Kitzler and Nurick, for U. K. Realty Corp., owner.

SUBJECT—Application May 18, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district the erection and maintenance of a structure using more than the area permitted.

PREMISES AFFECTED—2386-2392 Flatbush avenue, west side, 200 ft. north of Avenue T, Block 8528, Lots 65, 67 and 68, Borough of Brooklyn.

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397-54-BZ

APPLICANT—Patrick D. Concagh, for 309 West Street Corp., owner.

SUBJECT—Application May 20, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the demolition of existing buildings and to permit vacant plot to be used for the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—309-311 West 46th street, north side, 145 ft. west of 8th avenue, Block 1037, Lots 125 and 26, Borough of Manhattan.

455-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Frederick H. Kreckman, owner.

SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of ten years the conversion of existing legal use (garage), to office auto body and fender work, welding and incidental auto painting and spraying.

PREMISES AFFECTED—184-186 Vermont street, west side, 141 ft. 9 in. south of Atlantic avenue, Block 3688, Lots 25 and 26, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 13, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, October 13, 1954, at 2 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:*

249-54-A

APPLICANT—Loft Candy Corp., owner.

SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—38-38 9th street, northwest corner of 40th avenue (Block 476, Lot 1), Long Island City, Borough of Queens.

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rudolph and Bertha Pollak.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N.B. 567-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julis DeMasi and Florence Lociceio.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Dominick W. Ciminiello.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.

PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Anthony M. and Sarah Capuano.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Cono and Nancy Giardina.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglia, Jr.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rhersen and Beatrice Kaufman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 573-52 (constructed not in accordance with approved plans).

PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Henry and Dorothy Kurtz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11507-52 issued re N.B. 574-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Manuel and Theresa Molines.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

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441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Arthur and Julia Sussman.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).
PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Benjamin and Helen Katz.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).
PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNER OF PREMISES—Max Kanak.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).
PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.
SUBJECT—Application March 3, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

247-52-A—Vol. II

APPLICANT—H. E. Horwood, for Webster-Hutton Co., owner (D. Kaltman and Co., Inc., lessee).
SUBJECT—Application reopened January 12, 1954 as Vol. II—re Appeal from a decision re an order of the fire commissioner.
PREMISES AFFECTED—3200 Jerome avenue and 15 Van Cortlandt Park east, northeast corner, Block 3323, Lot 36, Borough of The Bronx.

341-54-A

APPLICANT—Joseph Lau, for Elaine McCrea, owner.
SUBJECT—Application (Restored to the docket 9/20/54) filed pursuant to Sec. 310 of the MDL for variation of the requirements of Sec. 27 subdivision 2(b) of the Multiple Dwelling Law as to minimum dimensions of yard; and variation of section 102 subdivision 6(j) and sections 103, 104 and 105 of the MDL as to exits.
PREMISES AFFECTED—297 10th avenue and 501-503 West 27th street, northwest corner, Block 699, Lot 30, Borough of Manhattan.

793-52-A

APPLICANT—Joseph Schafran, for Morton Pickman, Bess Berley and Esther Elman, owners.
SUBJECT—Application October 1, 1952—Appeal from decisions re orders of the fire commissioner.
PREMISES AFFECTED—206-10 to 206-16 86th road, 86-50 to 86-54; 86-60 to 86-64; 86-72 to 86-76; 86-80 to 86-84 and 86-92 to 86-96 208th street (Block 10590, Lot 100); 209-10 to 209-16 and 209-30 to 209-34 86th drive and 210-10 to 210-16 and 210-34 to 210-40 Grand Central park-

way (Block 10592, Lot 150); 209-31 to 209-35 86th drive; 86-09 to 86-15; 86-35 to 86-39; 86-61 to 86-65 and 86-91 to 86-95 208th street; 208-26 to 208-30; 208-70 to 208-76; 208-84 to 209-90 Grand Central parkway (Block 10593, Lot 2); 206-09 to 206-15 86th road; 86-02 to 86-06; 86-18 to 86-20 and 86-26 to 86-30 208th street (Block 10599, Lot 100), Hollis, Borough of Queens, Decisions.

360-53-A

APPLICANT—L. Brodsky and Sons, for Lemarsel Realty Corp., owner.
SUBJECT—Application May 1, 1953—Appeal from a decision re an order of the fire commissioner.
PREMISES AFFECTED—8 Greene street, east side, 101 ft. 13/4 in. north of Canal street, Block 230, Lot 12, Borough of Manhattan.

490-53-A

APPLICANT—Joseph H. Sand, for Aace F. Bjerrum, owner.
SUBJECT—Application June 26, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—374 Lexington avenue, south side, 325 ft. east of Marcy avenue, Block 1804, Lot 20, Borough of Brooklyn.

79-54-A

APPLICANT—Burke, Green and Groh, for Joseph L. Costa, owner.
SUBJECT—Application February 5, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—34-45 Francis Lewis boulevard, east side, 182 ft. 10 in. north of Jordan street, Block 6077, Lot 51, Flushing, Borough of Queens.

481-54-A

APPLICANT—Harry A. Yarish, for Jacob Shapiro, owner.
SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—101 Varet street, north side, 125 ft. west of Humboldt street, 2nd floor, Block 3106, Lot 29, Borough of Brooklyn.

115-54-A

APPLICANT—Burke, Green and Groh, for Anchor Coal Co., Inc., and Sunshine Coal, Coke and Fuel Oil, Inc., owners.
SUBJECT—Application February 17, 1954—Re: Transportation of fuel oil (No. 2) in tank trucks in New York City (capacity of tanks not in accordance with Fire Department specifications covering Tank Trucks).

486-54-A

APPLICANT—Fred Leef, Isadore Silverman and Samuel Feldman, d/b/a Silverleaf Realty Corp., owner (Fred-Chaite Studios Inc., lessee).
SUBJECT—Application June 16, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—35 West 56th street, north side, 369 ft. east of 6th avenue (Avenue of the Americas), Block 1272, Lot 16, Borough of Manhattan.

541-53-A

APPLICANT—Leonard F. Rothkrug, for George Donus, owner.
SUBJECT—Application June 18, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—133-18 Francis Lewis boulevard west side, 160 ft. south of 133rd avenue, Block 12969, Lot 8, Laurelton, Borough of Queens.

659-53-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings.
OWNERS OF PREMISES—George B. and Cecil A. Donus.

CALENDAR

SUBJECT—Application August 18, 1953—Revocation of Certificate of Occupancy #84750-52 issued re Alt. 2702-52.
PREMISES AFFECTED—133-18 Francis Lewis boulevard, west side 160 ft. south of 133rd avenue, Block 12969, Lot 8, Laurelton, Borough of Queens.

656-54-A

APPLICANT—Reuben A. Lazarus, for 1400 Broadway Construction Corp., owner.
SUBJECT—Application August 25, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1400 Broadway, northeast corner of West 38th street, Block 814, Lot 19, Borough of Manhattan.

303-53-A

APPLICANT—William Picker Co., for C. & W. Holding Corp., owner.
SUBJECT—Appeal from a decision re an order of the Fire Commissioner.
PREMISES AFFECTED—132 Greenwich street, west side, 24 ft. south of Cedar street, Block 54, Lot 21, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 19, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 19, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

218-54-BZ

APPLICANT—Ingram S. Carner, for Rosalie Krenkel and Louis Mintz, owners.
SUBJECT—Application March 30, 1954—(decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (automatic), storage and sale of accessories and the parking of motor vehicles waiting to be serviced, with an entrance (curb cut) nearer the residence use district than is permitted.
PREMISES AFFECTED—5401-5427 Flatlands avenue and 1187-1197 East 54th street, northeast corner, Block 7780, Lots 9, 14 and 15, Borough of Brooklyn.

Laid over from July 13, 1954, to September 14, 1954, at request of attorney for objectors; no further requests for adjournments; then to October 19, 1954, for inspection and decision without further argument; hearing closed.

641-30-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Althei Holding Corp., owner.
SUBJECT—Application reopened February 17, 1953 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the extension in use and area of existing gasoline service station, to be used as a lubricatorium, non automatic car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking of motor vehicles, for a term of fifteen years.
PREMISES AFFECTED—207-06 Hillside avenue and 88-01 to 88-09 207th street, southeast corner, Block 10582, Lot 1, Hollis, Borough of Queens.

Laid over from September 14, to October 19, 1954, in view of the proposed taking by the Park Department of the premises for construction as a park and playground in connection with the school on the block.

224-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Belzer Corp., owner.

SUBJECT—Application April 1, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a kiddie park, pony track, zoo area and office; and to permit the parking of patrons cars (no fee to be charged).

PREMISES AFFECTED—1904-1914 Linden boulevard and 788-852 Sheffield avenue, southwest corner, 463-485 Stanley avenue and 801-847 Georgia avenue, entire block, Block 4345, Lot 6, Borough of Brooklyn.

Laid over from September 21, 1954, to October 19, 1954, for inspection and decision without further argument; hearing closed.

343-54-BZ

APPLICANT—Patrick D. Concagh, for Paris Realty Corp., owner.
SUBJECT—Application May 3, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—367-369 East 154th street, north side, 100 ft. east of Courtland avenue, Block 2401, Lots 35 and 36, Borough of The Bronx.

Laid over from September 21, 1954, to October 19, 1954, for inspection and decision without further argument; hearing closed.

359-54-BZ

APPLICANT—Charles M. Spindler, for Muller Brothers Holding Corp., owner.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit the extension of storage warehouse located in the business use district portion, to extend into the residence use portion, using more than area permitted in a D area district, and to permit a business entrance nearer the residence use district than is permitted to proposed extension of parking and storage of motor vehicles.

PREMISES AFFECTED—101-08 to 101-28 Queens boulevard and 101-21 to 101-33 67th drive, southwest corner, Block 3171, Lot 28, Forest Hills, Borough of Queens.

Laid over from September 21, 1954, to October 19, 1954, for inspection and decision without further argument; hearing closed.

360-54-A

APPLICANT—Charles M. Spindler, for Muller Brothers Holding Corp., owner.

SUBJECT—Application April 30, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—101-08 to 101-28 Queens boulevard and 101-21 to 101-33 67th drive, southwest corner, Block 3171, Lot 28, Forest Hills, Borough of Queens.

1284-23-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Culver Garage Corp., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7i and 19A of the zoning resolution, to permit in a residence and business use district the maintenance of legal use of public garage, store and one family dwelling, and to permit continuance of present use of motor vehicle repairing, and to permit the proposed opening in rear wall between buildings, and to permit the loading and unloading space without the required height and width of door openings.

PREMISES AFFECTED—8222-8226 18th avenue, west side, 70 ft. north of 84th street, Block 6314, Lot 72, Borough of Brooklyn.

376-42-BZ—Vol. III

APPLICANT—Edward Handelman, for Standard Properties, Inc., owner (The Heights Co. Inc., owner under contract).

CALENDAR

SUBJECT—Application, reopened July 20, 1954 as Vol. III —re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district the parking and storage of motor vehicles.

PREMISES AFFECTED—262 Fulton street, west side, 167 ft. 11 in. south of Clark street, Block 238, Lot 50, Borough of Brooklyn.

772-53-BZ

APPLICANT—Julius S. Rapson, for Dreyer Homes, Inc., Owner.

SUBJECT—Application October 27, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district the maintenance of existing seven one family dwellings without the required courts, and to permit the front of buildings (porches) to extend within required set back from front building line.

PREMISES AFFECTED—257-46 to 257-74 48th road, south side, 50 ft., 90 ft., and 130 ft. west of 259th street, Block 13676, Lot 28, Block 13673; Lots 29 and 32; 259-19 to 259-23 148th road, north side, 160 ft. and 200 ft., east of 259th street, Block 13687, Lots 31 and 33; 259-20 to 259-24 148th road, south side, 160 ft. and 200 ft. east of 259th street, Block 13688, Lots 74 and 76, Rosedale, Borough of Queens.

117-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Matteo Guerino, owner.

SUBJECT—Application February 17, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles with a show window nearer the residence use district than is permitted.

PREMISES AFFECTED—394-404 Avenue U and 2133-2143 East 2nd street, southeast corner, Block 7129, Lot 1, Borough of Brooklyn.

232-54-BZ

APPLICANT—Gustave Goldman, for Nathan A. Goldstein, owner.

SUBJECT—Application April 6, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of five years the use of premises for doctor's offices in cellar in addition to existing doctor's office and dwelling on first floor.

PREMISES AFFECTED—71-18 Main street, northwest corner of 71st road, Block 6619, Lot 32, Flushing, Borough of Queens.

247-54-BZ

APPLICANT—Lama, Proskauer and Prober, and Irwin Pakula, for Merior and Susie Marini, owners.

SUBJECT—Application March 24, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in the local retail use district portion of a plot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles in residence use portion all, for a term of fifteen years.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner, Block 6823, Lot 1, Jamaica, Borough of Queens.

304-54-BZ

APPLICANT—Robert Gottlieb, for G. and S. Garage Corp., owner.

SUBJECT—Application 23, 1954—(decision of the borough superintendent) under section 19A(h) of the zoning resolution, to permit in an unrestricted use district an entrance to a loading berth less than required height.

PREMISES AFFECTED—1074 Home street, west side, 147.76 ft. north of Westchester avenue, Block 2758, Lot 25, Borough of The Bronx.

305-54-A

APPLICANT—Robert Gottlieb, for G. and S. Garage Corp., owner.

SUBJECT—Application April 23, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1074 Home street, west side, 147.76 ft. north of Westchester avenue, Block 2758, Lot 25, Borough of The Bronx.

306-54-BZ

APPLICANT—Burke, Green and Groh, for 375 Remsen Avenue Realty Corp., owner.

SUBJECT—Application April 23, 1954—(decision of the borough superintendent) under sections 7e, 7c and 21 of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of a business building, using more than the area permitted.

PREMISES AFFECTED—375-381 Remsen avenue, east side, 60 ft. north of Lenox road, Block 4645, Lots 50 and 51, Borough of Brooklyn.

354-54-BZ

APPLICANT—Patrick D. Concagh for Donato Diovi Salvo, owner.

SUBJECT—Application May 7, 1954—(decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence and local retail use district the parking and storage of motor vehicles.

PREMISES AFFECTED—1194-1204 Ogden avenue, east side, 285.04 ft. north of West 167th street and 1199-1203 Nelson avenue, Block 2516, Lots 13, 14 and 48, Borough of The Bronx.

423-54-BZ

APPLICANT—Paul Friedman, for Peter and Rachel Federico, owners.

SUBJECT—Application June 2, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 19, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 19, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

896-52-A

APPLICANT—Hal. I. Mirowitz, for Vito Brancato, owner.

SUBJECT—Application December 22, 1952—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—482-484 Leonard street, east side, 78 ft. north of Engert avenue, Block 2698, Lot 5, Borough of Brooklyn.

879-53-A

APPLICANT—Harry L. Alper, for Marian R. Feist, and Harold A. Rouse, owners (Third-Mile Shoe Co., Inc., lessee).

CALENDAR

SUBJECT—Application December 10, 1953—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—1536 Third avenue, west side, 72 ft. 8½ in. north of East 86th street, Block 1515, Lot 36, Borough of Manhattan.

54-54-A

APPLICANT—Samuel W. Ross, for Benjamin L. Tenzer, owner.

SUBJECT—Application January 21, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—24 Maiden lane, southwest corner of Nassau street, Block 64, Lot 4, Borough of Manhattan.

105-53-A

APPLICANT—Hellenic Orthodox Community Saint Barbara, Adjoining owner.

OWNER OF RECORD—Kango Service Station Inc.

SUBJECT—Application February 9, 1953—Appeal from a decision of the borough superintendent re Revocation of Certificate of Occupancy, 30392/52 and Approval of N.B. App. 62-52.

PREMISES AFFECTED—26 Forsyth street, east side, 101 ft. 6 in. north of Division street, Block 292, Lot 7, Borough of Manhattan.

354-54-A

APPLICANT—Long Island Lighting Co., owner.

SUBJECT—Application April 30, 1954—Application for recommendation filed pursuant to Appeal from a decision of the Commissioner of Marine and Aviation amended August 4, 1954 to include an appeal from a decision of the Fire Commissioner.

PREMISES AFFECTED—Northerly extension of Beach 28th street and Dickens avenue, along Mott Basin (Block 171, Lots 5, 9, 18, 21, 25, 27, 28, 29, 32, 33, 34, 35, 36, 38, 50, 61, 66, 70, 72 and 74; Block 170, Lots 1, 7, 50, 59, 64; Block 172, Lots 25, 29, 33, 37, 41, 51, 55, 59, 63, 67, Block 173, Lots 1, 6, 11; Block 174, Lots 1, 10, 15, 30, 35, 40 and Block 176, Lot 1), Far Rockaway, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

resolution, to permit in a residence use district, the erection and maintenance of a business building (retail stores).

PREMISES AFFECTED—61-27 to 61-43 Main street and 142-02 61st road, southeast corner, Block 6412, Lot 1, Flushing, Borough of Queens.

Laid over from September 21, 1954, to October 26, 1954, for inspection and decision; applicant to submit information as to 61st road; hearing closed.

790-49-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sylvia Griff, owner.

SUBJECT—Application reopened April 20, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—65-61 to 65-65 Grand avenue and 56-64 to 56-72 Hamilton place, northwest corner, Block 2719, Lots 21, 22 and 23, Maspeth, Borough of Queens.

248-54-A

APPLICANT—Lama, Proskauer and Prober and Irwin Pakula, for Mario and Susie Marani, owners.

SUBJECT—Application March 24, 1954—filed pursuant to section 35, General City Law re premises located in bed of mapped streets—proposed widening of Parsons boulevard and 75th avenue.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner, Block 6823, Lot 1, Jamaica, Borough of Queens.

356-54-A

APPLICANT—Burke, Green and Groh, for DeVoe Iron Works, Inc., owner.

SUBJECT—Application April 30, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—33-29 to 33-43 9th street, east side, 125.10 ft. north of 34th avenue, Block 320, Lot 10, Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 26, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 26, 1954, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

435-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Emil Grolimund, Elizabeth Bischoff and Frieda Finkelstein, owners.

SUBJECT—Application reopened June 16, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubricatorium, car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—169-02 to 169-10 (official 169-04) Union turnpike and 80-01 to 80-09 169th street, southeast corner, Block 7020, Lot 1, Flushing, Borough of Queens.

Laid over from September 21, 1954, to October 26, 1954, for inspection and decision; hearing closed.

199-54-BZ

APPLICANT—M. Martin Elkind, for Arthur I. Kraft, owner.

SUBJECT—Application March 16, 1954—(decision of the borough superintendent) under section 7e of the zoning

OCTOBER 26, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 26, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

549-53-A

APPLICANT—B. & B. Cleaners and Tailors, Inc., owner.

SUBJECT—Application July 16, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—198-10 Linden boulevard, south side, 280 ft. east of 198th street, Block 12619, Lot 5, St. Albans, Borough of Queens.

552-54-A

APPLICANT—Charles N. and Selig Whinston, for Louis Katz and Henry Hirsch, owners.

SUBJECT—Application June 29, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—42 East 69th street, south side, 150 ft. west of Park avenue, Block 1383, Lot 43, Borough of Manhattan.

824-53-A

APPLICANT—Bernhardt T. Berman, for Sol R. Mantell, owner.

SUBJECT—Application November 19, 1953 filed pursuant to Section 35 General City Law re premises in bed of a mapped street—Beach 68th street and an Appeal from a decision of the borough superintendent.

CALENDAR

PREMISES AFFECTED—68-02 Bayfield avenue, north side, 275 ft. west of Beach 67th street, Block 447, Lot 83, Arverne, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 16, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 16, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

400-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Rilous, owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district for a term of twenty years the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6625, Lot 50, Flushing, Borough of Queens.

Laid over from July 13, 1954, to November 16, 1954, for possible withdrawal in event premises is acquired for park purposes.

401-46-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Bilous, owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—re Appeal filed pursuant to section 35, General City Law re premises in bed of mapped street—75th road (previously withdrawn).

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6626, Lot 50, Flushing, Borough of Queens.

757-53-BZ

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five cars on first and second floors, to office, storage of paper stock and twine on first floor, and manufacture of paper boxes and storage of paper stock on second floor.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

Laid over from June 8, 1954, to September 14, 1954, at request of applicant. Applicant to notify property owners in affected area by registered mail within two weeks of adjourned date; then to November 16, 1954, at request of the applicant; notices to be sent by registered mail to affected owners within two weeks of date of hearing set for November 16, 1954 at 10 A. M.

758-53-A

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Concord Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 21, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

1446-39-BZ—Vol. III

APPLICANT—A. H. Salkowitz, for North Shore Building Co., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service and selling station, lubritorium, motor vehicle repairs and office, with a curb cut nearer the residence use district than is permitted, and to permit the erection of a sign and sign standard above level of first story and projecting beyond the building line; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—34-67 Francis Lewis boulevard, northeast corner of 35th avenue, Block 6077, Lot 43, Whitestone, Borough of Queens.

APPEARANCES—
For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 5, 1954, 10 A. M. for inspection and decision; hearing previously closed.

741-49-BZ—Vol. II

APPLICANT—Michael Dellacona, for Michael and John Dellacona, owners (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened April 28, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail use district, the extension to accessory building on existing gasoline service station, and the addition of two gasoline storage (550 gallon) tanks.

PREMISES AFFECTED—241-15 Hillside avenue, north-west corner of 242nd street, Block 7909, Lot 1, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Jos. B. Lynch and Michael Dellacona.

For Opposition: Edward A. Rule.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 13, 1954, at 10 A. M. for further consideration after applicant files revised plans.

MINUTES

435-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Elizabeth Bischoff, Emil Grolimund and Frieda Finkelstein, owners.

SUBJECT—Application reopened June 16, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—169-02 to 169-10 (official 169-04) Union turnpike and 80-01 to 80-09 169th street, southeast corner, Block 7020, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Morris Winter, Irving Kleeman, Duncan Fraser Jr. and Rev. J. Raymond Machate.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 10 A. M. for inspection and decision; hearing closed.

541-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Rusello, owner.

SUBJECT—Application reopened March 9, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the combining of two buildings at rear of site into one building to be used as a motor vehicle repair shop, body and fender work, incidental paint and spray work; and to permit the erection and maintenance on the front of the site of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—9001-9011 4th avenue and 402-414 90th street, southeast corner, Block 6082, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 5, 1954, 10 A. M. for inspection and decision; hearing previously closed.

139-53-BZ

APPLICANT—Leonard F. Rothkrug, for P. J. Construction Corp., owner.

SUBJECT—Application February 27, 1953—(decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage, nearer to side and rear lot lines than is permitted.

PREMISES AFFECTED—110-40 Jewel avenue, south side, 200 ft. west of 112th street (Block 2231, Lot 26), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Robert M. Sparago.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 13, 1954, 10 A. M. at request of applicant's representative.

755-53-BZ

APPLICANT—Nathaniel C. Saxe, for Ruby Goldenberg, owner.

SUBJECT—Application October 22, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—31-50 Seagirt avenue and 178 Beach 32nd street, southeast corner (Block 300, Lot 1), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 5, 1954, 10 A. M. for applicant to file revised plans.

814-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis Giancarulo, Dominick Bartenope, G. Carlino Inc., owners.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the demolition of all buildings on the plot and the reconstruction and extension of existing gasoline service station on lot 41 to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—94-102 4th avenue and 589-597 Warren street, northwest corner (Block 395, Lots 35-41 incl. and Lot 43), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 5, 1954, at 10 A. M. for inspection and decision; hearing previously closed.

147-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruckner Boulevard Leasing Corp., owner.

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the maintenance of existing legal high speed (automatic) auto laundry and to permit the erection and maintenance, for a term of fifteen years, of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—482-504 Utica avenue, west side, from Midwood street to Maple street, 842-850 Maple street and 861-871 Midwood street (Block 4589, Lot 95), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Seymour Lakritz, Max Dorn, Harry Weinbrit, David Klamoskz, Jack Avant, David Sidewitz, Irving Siegel, Gladys Libow and Florence Achse.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 13, 1954, 10 A. M. for inspection and decision; hearing closed.

199-54-BZ

APPLICANT—M. Martin Elkind, for Arthur I. Kraft, owner.

SUBJECT—Application March 16, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (retail stores).

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PREMISES AFFECTED—61-27 to 61-43 Main street and 142-02 61st road, southeast corner (Block 6412, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazerus and M. Martin Elkind.
For Opposition: Julian L. Glass, Jesse Berman, Jacob Gottesman, Philip Bilmps, Ceil Anixt, Jose A. Terrile, Mrs. M. La Piani, Frank Scolo, Fred Mohle, Mrs. Joseph Raia, Mrs. Rose Grecco, Mrs. B. Glass, Morris Schmutter, Josephine Zito, Mae Marchiafava, J. Cifarelli, Yetta Appel, Gloria Wall, Mrs. J. Fitzmaurice, John C. Wessel, Carlisle Banfield, Bernard Peterson, Anthony Polizzi, Eleanor Peterson, Mary Weber and Tille Singer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to October 26, 1954, 10 A. M. for inspection and decision; applicant to submit information as to 61st road; hearing closed.

202-54-BZ

APPLICANT—Patrick D. Concagh, for Fannie DiLello, owner.

SUBJECT—Application March 18, 1954—(decision of the borough superintendent) under sections 7a, 7c and 7e of the zoning resolution, to permit in a residence use district, the extension of accessory building on existing gasoline service station, lubritorium, car wash, motor vehicle repairs and office, to be used for lubritorium and car wash (non automatic).

PREMISES AFFECTED—3020 Eastchester road, east side, 150.06 ft. north of Adeo avenue (Block 4766, Lots 43 and 46), Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 5, 1954, at 10 A. M. for inspection and decision; hearing closed.

224-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Belzer Corp., owner.

SUBJECT—Application April 1, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a kiddie park, pony track, zoo area and office; and to permit the parking of patrons cars (no fee to be charged).

PREMISES AFFECTED—1904-1914 Linden boulevard, 788-852 Sheffield avenue, southwest corner, 463-485 Stanley avenue and 801-847 Georgia avenue (entire block); (Block 4345, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and William Belzer.

For Opposition: Nathan W. Math, William Rosenblatt, Ben Werbel, Sam Curtis, Councilman, Morris J. Stein, Councilman, Reuben Bennett, Isaac Rabinowitz, Mildred S. Light, Mike Sparayot, Rose N. Berman, Regina Nadler, Mona Gorodfo, I. Steinhaus, Jacob Levy, Sol I. Silverstein, Edith Cohen, Selma Goodman, Sylvia Gilbert, Kitty Grundfest, Esther Aptner, Naomi Apley, Sylvia Charnoff, Margy Zimmer, Faye Cohen, Hyman Fiens, Helen A. Esperti, Shirley Epstein, Philip Glassberg, Gertrude Angowitz, Jeanne Trachter, Gertrude Wernick, Rev. William C. Schwab, Harriet Alexander, Clara Strassberg, Ann Weiss, Esther Gerber, Kate Jacobs, Kate Gildman, Hilda Eisenberg, Bernard Lichter, Edith Silberman, Henrietta Gantz and Max Sherman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Humbert J. Satriano, License Dept.

ACTION OF BOARD—Laid over to October 19, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

269-54-BZ

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the extension to existing synagogue and community building using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—109-25 to 109-27 114th street, east side, 212.5 ft. south of 109th avenue, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 5, 1954, 10 A. M. for inspection and decision; hearing previously closed.

270-54-A

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—109-25 to 109-27 114th street, east side, 212.5 ft. south of 109th avenue, 1st floor, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 5, 1954, at 10 A. M. in conjunction with Cal. 269-54-BZ; hearing previously closed.

343-54-BZ

APPLICANT—Patrick D. Concagh, for Paris Realty Corp., owner.

SUBJECT—Application May 3, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—367-369 East 154th street, north side, 100 ft. east of Courtland avenue (Block 2401, Lots 35 and 36), Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: Hyman J. Reit, C. J. Cammarata for New York City Housing Authority, Fred Mueller, Anna Grady, Paul Henry Schick, William Schmitt and Theresa Garofalo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 19, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

359-54-BZ

APPLICANT—Charles M. Spindler, for Muller Brothers Holding Corp., owner.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit the extension of storage warehouse located in the business use district portion to extend into the residence use portion, using more than area

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permitted in a D area district, and to permit a business entrance nearer the residence use district than is permitted to proposed extension of parking and storage of motor vehicles.

PREMISES AFFECTED—101-08 to 101-28 Queens boulevard and 101-21 to 101-33 67th drive, southwest corner (Block 3171, Lot 28), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Emanuel Lubin, Henry L. Connors and Solomon R. Seidman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 19, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

360-54-A

APPLICANT—Charles M. Spindler, for Muller Brothers Holding Corp., owner.

SUBJECT—Application April 30, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—101-08 to 101-28 Queens boulevard and 101-21 to 101-33 67th drive, southwest corner Block 3171, Lot 28), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 19, 1954, at 10 A. M. for inspection and decision in conjunction with Cal. No. 359-54-BZ.

375-54-BZ

APPLICANT—Charles C. Weinstein, for Salvatore Molfetta, owner.

SUBJECT—Application May 11, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the erection and maintenance of a storage garage, presently used for parking of four trucks on part of plot.

PREMISES AFFECTED—2841 Bruckner boulevard, northeast corner of Quincy avenue (Block 5306, Lots 103, 104, 107, 109, 110), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 5, 1954, 10 A. M. for inspection and decision; hearing previously closed.

89-51-BZ—Vol. II

APPLICANT—Charles M. Spindler and Joseph C. Haus, for Celestina Vastano, owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit for a term of fifteen years in a residence use, D area district, the erection and maintenance of a structure to be used as a freight transfer terminal, using more than the area permitted; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—218-228 Hamilton avenue and 690-692 Hicks street, southwest corner and 33-43 Luqueer street, Block 513, Lots 29, 33 and 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Edw. Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn as to Vol. II.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

332-54-BZ

APPLICANT—Wechsler & Schimmenti, for 842 Broadway Association, owner.

SUBJECT—Application April 23, 1954 (decision of the borough superintendent), under section 7f of the zoning resolution, to permit in a business and retail use district the change in occupancy of part of 1st floor and part of cellar, to garage for more than five motor vehicles, by the construction of a ramp and new doors.

PREMISES AFFECTED—842-846 Broadway, northeast corner East 13th street and 140-150 4th avenue, Block 565, Lot 21, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Wechsler and F. Schaffner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 20, 1954 after due notice by publication in the Bulletin; laid over to September 21, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Broadway and East 13th street are in business and retail use, B area, class 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 19, 1954 acting on Alt. Applic. 213-54, reads:

"C2. Proposed garage for more than five motor vehicles in business and retail districts is contrary to Art. II, Sec. 4(15) and Sec. 4A of Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 63 ft. 4 in., 135 ft. 4 in. and 251 ft. 10½ in. frontage by 219 ft. 2 in. in depth, irregular, on which is located a building covering the entire plot, 8 stories and penthouse, 118 ft. in height, of class 1 construction, used for manufacturing, stores and cafeteria; that it is proposed to construct a ramp and new doors for a garage for more than five motor vehicles in a portion of the 1st floor and a portion of the cellar; and

WHEREAS, the applicant contends that this building is an eight-story cellar and penthouse building, covering the entire block front on 13th street; that the building was erected in 1902, of fireproof construction; that the entire building from cellar to roof is recognized as a factory building by the department of housing and buildings, and is now occupied as follows: cafeteria—penthouse; 5th to 8th floors—clothing manufacturing (Rogers Peet is the tenant); 4th floor—manufacturing of women's wearing apparel; 3rd floor—manufacturing, dyeing and shrinking of cloth; 2nd floor—New York State employment offices and manufacturing; 1st floor—now vacant, but a portion of this floor has been rented to a butchers' union and another portion to a photofinishing concern; that a corner store on 4th avenue is vacant; cellar—manufacturing and storage and boiler room; that all occupancies will remain the same, except that it is proposed to construct a garage in a portion of the 1st floor and a portion of the cellar, with a capacity of 113 cars; that there

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will be no manufacturing in the cellar; that the building is equipped with a 100% sprinkler system, the means of egress consisting of two interior stairways extending from the 1st story to the roof, enclosed in fireproof partitions with fire doors at the openings, two sets of twin fire escapes on the 13th street side of the building with 45 degree stairways and counterbalanced stairways to the street and fireproof windows along the course of the fire escapes; that the building is equipped with fire alarms and a standpipe system; that there is every possible precaution in this building for the protection of the occupants; and

WHEREAS, the applicant further contends that this location has a great need for off street parking; that the great shopping center of 14th street is only one block away containing department stores, shops and many chain stores; that any additional off street parking should be welcome; that there is now a parking lot on 13th street, 139 ft. east of 4th avenue, another parking lot on the northwest corner of East 12th street and 4th avenue and another parking lot on East 12th street 132 ft. west of Broadway; that the garage will be entirely separated from the remainder of the building by fireproof walls; that this location was unrestricted use up to 1932 when it was changed to business use; that the use now is business and retail; and

WHEREAS, the applicant states that the present owner has held title to the property since February 25, 1954; that the assessed valuation of land is \$438,000 and of the buildings \$487,000, making a total of \$925,000; that the building was erected February 21, 1902; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, whose report was that because of the type of occupancy throughout the building, mainly factory use, together with the congested condition on 4th Avenue and East 13th Street on which entrances and exits to the garage are proposed, the application should not be granted which would increase the traffic hazard and pedestrian dangers at one of the worst bottlenecks in the City. (Socony Vacuum Oil Company vs. Murdock et al—Board denied appeal as to proposed curb cut to Fourth avenue from plot southeast corner of Fourth avenue and East 13th street, Calendar No. 350-36A, and its denial was sustained by the court); and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivision f, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N. B. Applic. 213-54-C2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

Adjourned: 12:50 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 21, 1954,
2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

469-53-A

APPLICANT—McDowell Sprinkler Corp., for Columbia Broadcasting System, owner.

SUBJECT—Application for consideration—reopening and to amend as to complete occupancy by Columbia Broadcasting Company—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—806-830 11th avenue, east side, from West 56th to West 57th street, 517-545 West 56th street and 530-556 West 57th street, Block 1085, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: F. J. Dent.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 6, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the resolution adopted by the Board on October 6, 1953, be and it hereby is *amended*, by adding thereto:

“that in the event the Columbia Broadcasting Company desires to occupy the entire building, such occupancy may be permitted, *on condition* that the requirements of the resolution above stated shall be complied with as affecting the entire building; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.”

and to correct the third clause of the preamble to the resolution so that it shall read:

“Whereas, the applicant contends that there will be only a small amount of film in proportion to the large area of the building and the Code requirements for water supply seem excessive; that there are only three vaults of 750 cubic ft. capacity each for flammable motion picture film storage located on the 3rd floor, vented to the outside and standard in every way except for the supply of water to the sprinkler system; that as the building will require approximately 1200 sprinklers per floor, the tank supply required by the Code would be so excessive for the small amount of film to be stored that a variance is requested as to the supply of water for the sprinkler system.” (Misc. F. P. 740/53)

690-53-A

APPLICANT—Julius Chomsky, for Certified Properties, Inc., owner.

SUBJECT—Application reopened June 2, 1954 and restored to docket—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—202 East 12th street, south side, 84 ft. east of 3rd avenue, Block 467, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: Julius Chomsky, Joseph Lau and Daniel J. Levowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 15, 1953, on Alt. Applic. 1231/53, reads:

“1. Provide two legal exits on each floor, including cellar, as required by Section 271 of the Labor Law (present fire escape not accepted as a legal means of egress).”

and

WHEREAS, the applicant states the building is 6 stories, 74 ft. in height, 25 ft. by 80 ft. 11 in. in area, Class 3 construction, erected in 1894 on a lot 25 ft. by 80 ft. 11 in. in area, in a business use, B area, Class 1½ height district; used and

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occupied since about 1915 as follows: Cellar—storage of metal restaurant equipment, 0 persons; 1st floor—manufacture of metal restaurant equipment, 5 persons; 2nd floor—storage of metal goods (slide fasteners), 0 persons; 3rd floor—manufacturing paper boxes, 7 persons; 4th floor—manufacturing metal patterns and models, 3 persons; 5th, 6th and 7th floors—factory—now vacant; proposed to be used and occupied—Cellar—same; 1st floor, same; 2nd floor, same; 3rd floor, same; 4th floor—same; 5th floor—factory, 20 persons; 6th floor—factory, 20 persons. The building is equipped with an interior fire alarm system and regular monthly fire drills are maintained; there is one 3 ft. wide wood stairs, enclosed in partitions of stud covered on both sides with metal lath and cement plaster, equipped with fireproof, self-closing doors; stairhall leads to street and to roof bulkhead. In addition there is one fire escape on Stuyvesant Alley extending to roof by stair and to street by counterbalanced stair; window and door openings on course thereof are fireproof, self-closing; egress from lowest termination of fire escape is through a 15 ft. wide Stuyvesant Alley; and

WHEREAS, the applicant was convicted and fined in Municipal Term Magistrates Court on July 31, 1953, for violation of the Administrative Code and the Labor Law; and

WHEREAS, the applicant states that the building was erected under N.B. Applic. 471/94 for warehouse use and altered under Alt. Applic. 2365-1916 for use as store and factory; that this alteration application was to enclose the stairs with fire retarding partitions and extend stairs to roof and to alter the fire escape in accordance with orders of the State Labor Department; and

WHEREAS, the applicant states the primary means of egress is a 3 ft. wide stairway of wood with handrail, leading from street to roof by means of a bulkhead, enclosed with stud partitions covered both sides with metal lath and $\frac{3}{4}$ in. cement plaster and fire-stopped under and over between the floor beams; all doors are fireproof, self-closing and have metal trim; and illuminated exit signs are provided; that the portion of the ceiling of the cellar under the public hall of 1st floor is covered with metal lath and $\frac{3}{4}$ in. cement plaster fire-stopped around perimeter between floor beams; that the portion of the ceiling of the 1st floor under the public hall stairway on 2nd floor is covered with metal lath and $\frac{3}{4}$ in. cement plaster and fire-stopped around perimeter between the floor beams; that the second means of egress is by a Labor Law fire escape with counterbalanced stairway leading to Stuyvesant Alley which is open from 11th to 12th street and is 15 ft. wide; that the fire escape leads to roof by means of a stairway and balcony, all windows opening thereon are fireproof, self-closing; that all windows facing Stuyvesant Alley on all floors are fireproof, self-closing; that the building is equipped with a fire alarm on each floor and all ceilings are covered with metal lath; and

WHEREAS, the applicant contends that because the primary and secondary means of egress are both unobstructed and lead to the street and are accessible to the Fire Department, that the building has safe and adequate protection for the occupants and it is therefore requested that the Board accept the existing exits; and

WHEREAS, the premises were inspected by a Committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 1231/53, Objection 1, and that the appeal be and it hereby is *granted*, to permit the occupancy of the building throughout on each floor for factory purposes as proposed, *on condition* that the number of persons per floor shall not exceed that permitted for the capacity of the primary means of exit; that the second means of exit may be a fire escape to Stuyvesant Alley, as proposed and as indicated on plans filed with this appeal marked "Received November 29, 1953" (3 sheets), and revised plan showing exit from cellar to Stuyvesant Alley with a new door in present opening, marked "Received May 13, 1954" (1 sheet); that such fire-fighting equipment shall be maintained through-

out the building as the Fire Commissioner shall direct; that the building shall not be increased in height or area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that a certificate of occupancy shall be obtained; that no occupancy on any floor of the building shall be such as to require a permit from the Fire Commissioner for the use of inflammable liquids or materials.

394-54-A

APPLICANT—Irving Kudroff, for Gertrude Parkas and Ida G. Levine, owners.

SUBJECT—Application May 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—249-253 William street and 7-11 New Chambers street, northwest corner, Block 119, Lots 37 and 38, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Samuel L. Becker, Dept. of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-

ert and Keating and Deputy Chief Connors..... 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 14, 1954, on Alt. Applic. 21/54, reads:

"1. Provide 2 means of egress from cellar—Sec. 271 Labor Law. (ladder unacceptable as second means)

2. Fire escape as second means of egress in a 6-story building is unacceptable. Sec. 271 Labor Law."

and

WHEREAS, the applicant states the building is 6 stories, 79 ft. 2 in. in height, 48 ft. 2 in. front by 63 ft. 8 in. irregular in depth, Class 3 construction, erected in 1887 on a lot 48 ft. 2 in. front by 63 ft. 8 in. in depth, in a retail use, B area, Class 2 height district; used and occupied since 1887 as follows: Cellar—boiler and stockrooms, 0 persons; 1st floor—stores, 10 persons; 2nd floor—printing and paper converters, 7 persons; 3rd floor—dye stamping and paper embossing, 13 persons; 4th floor—paper embossing, 10 persons; 5th floor—electrotyping, 6 persons; 6th floor—electrotyping and metal engraving, 12 persons. The building is provided with a one-source sprinkler system throughout and one interior 36 in. wide wood stairway, enclosed in partitions of brick and wire lath and cement, equipped with fireproof, self-closing doors; stairhall leads direct to street and is provided with a ladder and scuttle to the roof. There are two fire escapes leading to roof by stair and to street by stair; window and doors opening on course thereof are fireproof, self-closing; and

WHEREAS, Violation #2605 was issued April 20, 1954, for failure to provide a second legal means of egress for each floor of the 6-story factory containing over 40 persons at manufacturing; and

WHEREAS, the owner was convicted and fined in Municipal Term, Magistrate's Court on charge of violation of the Administrative Code on March 29, 1954; and

WHEREAS, the applicant contends as to Objection 1 issued by the Borough Superintendent, that the cellar is used only as a boiler room and for storerooms by the occupants of the 1st story stores with no persons regularly employed therein; that in the southerly section of the cellar, store rooms and boiler rooms open to a corridor leading directly to a 5 ft. 6 in. wide stairway which leads to the street and in addition there is an engineer's ladder from boiler room to street; that the north section of the cellar has two means of exit consisting of an interior stairway leading to store on the 1st floor and a wood stairway up to the street; that there are only three persons in the store and the cellar is entered only occasionally; and

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WHEREAS, the applicant contends as to Objection 2, that the exits of the 2nd to the 6th floors consist of a stairway near the center enclosed in brick and fire-retarded partitions with openings protected by fireproof doors; there is a standard labor law fire escape on each street front screened to a height of 4 feet with 45° connecting stairs and counter-balanced stair to sidewalk, fireproof doors and windows on course of fire escape. In addition on the 2nd, 3rd, 4th and 5th floors there is an opening in the dividing wall directly behind the stair enclosure; that the building is provided with a one-source sprinkler system fed from a 10,000 gallon tank on a steel structure above the roof; that the occupancy is light; that the violation is due only to the fact the building is one story higher than that in which fire escapes are permitted; that the additional exits on each floor more than provide adequate safety for the number of occupants proposed. It is therefore requested that the Board modify the decision of the Borough Superintendent and grant a variation of the provisions of the Labor Law, on condition that the occupancy will not exceed the capacity of the primary means of egress, plus allowance for the sprinkler system; and

WHEREAS, the premises were inspected by a Committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. Applic. 21/54, Objections 1 and 2, and that the appeal be and it hereby is *modified* as to Objection 2, to permit the continuation of the existing fire escape as the second means of exit; that such fire escape shall be put in good condition, kept painted and comply in all other respects with the requirements therefor; and granted as to Objection 1, to permit the exits from cellar as proposed, provided that doors from the cellar vaults to the sidewalk shall be equipped with an easy opening device, substantially as indicated on revised plan marked "Received September 17, 1954", except that in place of a manually operated slip bolt to lock the door there shall be a bolt that can be easily operated; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and as shown on plans marked "Received May 19, 1954" (4 sheets) in addition to revised plan cited above; that the occupancy shall not exceed the number stated on appeal form under Item I and in any event the occupancy per floor shall be limited to the capacity of the primary means of exit; that the sprinkler system shall be maintained in accordance with requirements therefor.

738-53-A

APPLICANT—Abraham A. Katz, for Wilhelmina Norcross, Executrix for Gustav Otto Jakob, owner.

SUBJECT—Application for consideration—reopening and restore to docket—re Appeal from a decision of the borough superintendent; previously withdrawn re building located in bed of proposed street—Shore Drive.

PREMISES AFFECTED—76 Pennyfield avenue, east side, 27 ft. south of Alan Place, Block 5529, Lot 417, Borough of The Bronx.

APPEARANCES—

For Applicant: Abraham A. Katz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and restored to the docket, previously withdrawn without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

239-54-A

APPLICANT—Arthur Levine, for Irving Goldberg, owner.

SUBJECT—Application for consideration—reopening and restore to docket—re Appeal from a decision of the bor-

ough superintendent; withdrawn without prejudice, for the purpose of obtaining a new decision from the Borough Superintendent.

PREMISES AFFECTED—725 Union street, north side, 69 ft. west of 5th avenue, Block 952, Lot 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and restored to the docket, subject to the regular procedure, previously withdrawn without prejudice to obtain new decision of the borough superintendent.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

704-40-A—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for Murray S. Davis, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—12-14 Heyson road, northeast corner of Beach 13th street, Block 118, Lot 28, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn at request of the applicant. The applicant stated that the owner does not propose to proceed with the reconstruction.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

751-53-A

APPLICANT—Charles N. and Seelig Whinston, for Henry Goelet, owner.

SUBJECT—Application October 19, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1145-1155 Avenue of the Americas (6th) and 100-104 West 45th street, southwest corner (Block 997, Lots 31 and 36½), Borough of Manhattan.

APPEARANCES—

For Applicant: Charles N. Whinston.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

111-54-A

APPLICANT—Henry V. Luba, owner.

SUBJECT—Application February 16, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—253 Oakland avenue, east side, 466.81 ft. north of Castleton avenue (Block 152, Lot 91), West New Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Thomas H. Knapp.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

MINUTES

154-52-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Jamco Realty Co., owner (J. A. Melnick Co., Inc., lessee).

SUBJECT—Application reopened July 7, 1954 as Vol. II—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—129 51st street, north side, 206 ft. 8 in. west of 2nd avenue and 138-164 50th street, Block 788, Lot 25, Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 5, 1954, at 2 P.M. for inspection and to permit new applicant to file authorization.

393-54-A

APPLICANT—J. T. Kelleher, borough superintendent.

OWNERS OF PREMISES—Thomas J. and Margaret White.

SUBJECT—Application May 18, 1954—re Revocation of Certificate of Occupancy Q87507, issued February 24, 1953, re N.B. 5106-52.

PREMISES AFFECTED—150-29 116th street, east side, 98.63 ft. north of North Conduit avenue, Block 11839, Lot 22, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: George Fuchs.

For Owner: Harold Krieger, Joseph P. Addabbo, Julius S. Rapson and Michael Garafano.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 5, 1954, at 2 P.M. for applicant to obtain a decision from the Borough Superintendent and file an administrative appeal.

552-54-A

APPLICANT—Charles N. and Selig Whinston, for Louis Katz and Henry Hirsch, owners.

SUBJECT—Application June 29, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—42 East 69th street, south side, 150 ft. west of Park avenue, Block 1383, Lot 43, Borough of Manhattan.

APPEARANCES—

For Applicant: Charles N. Whinston.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 2 P.M. for inspection and decision.

151-37-BZ—Vol. II

APPLICANT—Fennelly, Eagan, Nager and Lage, for South Brooklyn Railroad Co., owner.

SUBJECT—Application for consideration—reopening and amend as to extension of term of parking in connection with store building—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence use district the erection and maintenance of a business building (store) and parking of motor vehicles on the unbuilt upon portion of the plot, for customers' and employees' motor vehicles (previously granted by the Board re parking and storage of more than five motor vehicles).

PREMISES AFFECTED—365-373 Ralph avenue and 2005-2025 Pacific street, northeast corner, Block 1431, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles A. Totero.

For Administration: Samuel L. Becker, Dept. of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors..... 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 31, 1950, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on February 28, 1950; and

WHEREAS, the resolution was amended on October 31, 1950; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 31, 1950, only so far as it has reference to the part of the plot to be occupied for parking of cars for patrons and employees, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h, for a term of five (5) years, from the date of this *amended* resolution, to permit on the portion of the plot left unbuilt upon, as indicated, the parking of cars for patrons and employees of the building; that other than as herein *amended* the resolution above cited shall be complied with in all respects; that all permits shall be obtained and all work completed within three (3) months from the date of this amended resolution, and a new certificate of occupancy shall be obtained within six months from the date of this *amended* resolution." (N.B. 771/49)

1149-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Harry Leibman, owner (Rutland Auto Service, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change in occupancy from garage for more than five motor vehicles and gasoline service station, to garage for more than five motor vehicles, motor vehicles repairs and servicing for cars of recognized agency (Chrysler), body and fender work, wheel alignment, lubrication, painting and spraying, welding and gasoline service station.

PREMISES AFFECTED—50-62 East 98th street, west side, 90 ft. north of Rutland road, Block 4600, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dept. of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors..... 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on January 6, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 15, 1953 and March 16, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 6, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

MINUTES

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings but no work has been started, that all permits required and a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. App. 396/52)

806-40-BZ—Vol. II

APPLICANT—Samuel Rosenblum for Edlar Realty Corp., owner (Kesbec, Inc., lessee).

SUBJECT—Application for consideration—reopening and amendment as to cellar—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use district, the addition of a lunch wagon to an existing gasoline service station, lubritorium, motor vehicle repairs and the parking and storage of motor vehicles (previously granted for an extension to an existing gas station by the Board and amended to include parking and storage of motor vehicles).

PREMISES AFFECTED—4556 Broadway, northeast corner of Nagle avenue, Block 2172, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors..... 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on February 24, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 24, 1954, by adding thereto:

"* * * that under the proposed diner there may be a cellar and crawl space constructed, as indicated on revised plan marked 'Received September 9, 1954' 3 sheets, to accommodate refrigeration, ventilation and storage of incombustible material in connection with the diner; that in all other respects the resolution above cited shall be complied." (N.B. 76/53)

743-45-BZ—Vol. III

APPLICANT—Solomon Jachnowitz, for Garvan Realities, Inc., owner (James Seeman Studios, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence, business and unrestricted use district, the change in occupancy from storage garage and repair shop, auto showroom and sales, to factory use.

PREMISES AFFECTED—134-12 Atlantic avenue, south side, 100 ft. east of 134th street and 134-23 95th avenue, north side, 100 ft. west of Van Wyck expressway, Block 9450, Lots 34 and 56, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Solomon Jachnowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on January 12, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 12, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and all work has been completed and additional time is required to obtain a certificate of occupancy, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution." (Alt. 988/53)

470-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 137-20 Cross Bay Boulevard, Inc. owner (Nat Paterson Motors, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence and business use district, the change in occupancy from auto showroom and sales, and minor motor vehicle repairs (previously granted by the Board), to repair and servicing of new and used cars, body and fender work, brake testing wheel alignment, lubrication, welding room, painting and spraying, storage and sale of accessories and parts; and permitting the parking of motor vehicles waiting to be serviced and the outdoor sale and display of new and used cars, all in conjunction for a recognized car agency.

PREMISES AFFECTED—137-20 Cross Bay boulevard and 137-02 to 137-22 Pitkin avenue, southwest corner and 137-05 to 138-01 Redding street, Block 11409, Lot 10, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 27, 1953, on certain conditions; and

WHEREAS, the resolution was amended on March 16, 1954; and

WHEREAS, time to obtain permits and complete the work was extended on September 15, 1953 and March 16, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 27, 1953, as *amended* March 16, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings, but that no work has been started, that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (Alt. Applic. 989/52)

MINUTES

532-46-BZ

APPLICANT—Baldwin, Todd, Herold, Rose and Cooper, for Milton C. Rose, Successor Trustee, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a restricted retail and retail use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1300-1306 (920-926) Avenue of the Americas (6th avenue) 61-67 West 52nd street, northeast corner and 56-64 West 53rd street, south side, 103.67 ft. east of 6th avenue, Block 1268, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Norman H. Morse and Jerome Voletsky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

WHEREAS, this application was granted by the Board on September 17, 1946, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on November 12, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on September 17, 1946, as thereafter amended by resolutions adopted through November 12, 1952, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h, for a term of two (2) years, from the date of this amended resolution, to permit * * *; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Alt. Applic. 1059/46 and N.B. Applic. 223/46)

178-48-BZ

APPLICANT—Boak and Raad, for T. L. and L. Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and restricted retail use C area district, the extension to existing commercial structure using more than the area permitted.

PREMISES AFFECTED—1-5 Greenwich avenue, 2-6 Christopher street, southeast corner and 403-415 Avenue of The Americas (6th), Block 593, Lot 13, Borough of Manhattan.

APPEARANCES—

For Applicant: R. Rubin and C. J. Coleman.

For Administration: Samuel L. Becker, Dept. of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 7, 1948, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 22, 1949 and September 12, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 7, 1948, as amended through September 12, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of statement that all work has been completed and additional time is required to obtain a certificate of occupancy, that all permits shall be obtained and a certificate of occupancy obtained within six (6) months from the date of this amended resolution." (Alt. Applic. 27/48)

212-48-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Ruth Goldberg, owner (John Yandoli, lessee).

SUBJECT—Application for consideration—reopening for extension of time to complete and to amend to permit a welding room—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change in occupancy from storage of wooden boxes to motor vehicle repair shop and the storage of motor vehicles waiting to be repaired (previously denied by the Board, for motor vehicle repair shop, enlargement of building and the sale of used motor vehicles).

PREMISES AFFECTED—2573 Coney Island avenue, east side, 62 ft. 9 in. north of Avenue W, Block 7371, Lot 59. Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on September 29, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on September 29, 1953, for construction of a welding room within the building as proposed and as indicated on plans filed with this request for amendment marked 'Received September 10, 1954', (1 sheet); that such welding room shall be constructed where indicated and in accordance with requirements therefor and to the satisfaction of the Fire Commissioner; that such plans shall be filed with the Borough Superintendent for his approval under the terms of this resolution; that in all other respects the resolution above cited shall be complied with; that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution." (Alt. Applic. 2385/53)

999-48-BZ

APPLICANT—David Robinson, for Louise Schmidt, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business and business-1 use district, the change in occupancy from non-storage garage to motor vehicle repair shop.

MINUTES

PREMISES AFFECTED—33 Van Duzer street, east side, 284.75 ft. south of Victory boulevard, Block 498, Lot 35, Tomkinsville, Borough of Richmond.

APPEARANCES—

For Applicant: David Robinson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 15, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 15, 1949 only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision i for a term of five (5) years, from the date of this amended resolution, to permit * * *; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Alt. 438/48)

1002-48-BZ

APPLICANT—Max Horn, for Philip E. Gussow and Gershon Mundell, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop in conjunction with existing gasoline service station.

PREMISES AFFECTED—1832 Cornaga avenue, north side, 250 ft. west of Mott avenue, Block 48, Lot 45, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: M. Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 0

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 27, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on September 29, 1953; and

WHEREAS, the resolution was amended on September 29, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on September 27, 1949, as thereafter amended by resolutions adopted through September 29, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that the Department of Housing and Buildings has issued an approval of the application and the application is now active and that the work is delayed due to arranging

financing, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (N.B. 3932/48)

294-49-BZ

APPLICANT—Paul Friedman, for John B. Momrow and Arthur C. Momrow, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the Zoning Resolution permitting in a business use, C area district, the construction of a United States Post Office, Finance Station, by permitting part of unbuilt portion of Lot 36, which is proposed to be added to Lot 34, in excess of the area permitted; also permitting reduction of size of Lot 36 so that existing building will exceed the area coverage permitted.

PREMISES AFFECTED—6002 (6002-6004 displayed) 4th avenue and 372-380 60th street, southwest corner and 6006 4th avenue, west side, 25 ft. south of 60th street, Block 5781, Lot 34 and part of Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine.

For Administration: Samuel L. Becker, Dept of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board, on July 19, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on September 22, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 19, 1949, as thereafter amended by resolution adopted through September 22, 1953 only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this amended resolution." (Alt. Applies. 1535/48 and 1536/48)

38-50-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Thomas Loughran, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a local retail use, E area district, the erection and maintenance of retail stores without the required setbacks from street lines.

PREMISES AFFECTED—1014-1028 Castle Hill avenue, southeast corner of Chatterton avenue, Block 3815, Lot 5, Borough of the Bronx.

APPEARANCES—

For Applicant: Ben Zlochow.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

MINUTES

Negative 0
THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on October 20, 1953, on certain conditions; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work; and

WHEREAS, the applicant states that this proposed Police Station has not been completed due to delay in obtaining a lease from the Board of Estimate.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 20, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"* * * that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this amended resolution." (N.B. Applic. 1157/49)

279-50-BZ

APPLICANT—Simon Cohen, for James Mantell, owner, (William H. Ahlert, lessee)

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—161-177 Beach 104th street, and 104-02 to 104-10 Ocean promenade, northwest corner, Block 643, Lot 37, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Simon Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board on July 11, 1950, on certain conditions; and

WHEREAS, the term of variance was extended on May 27, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 11, 1950, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of two (2) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Alt. 599/50).

659-50-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Harry Goldstein, owner.

SUBJECT—Application for consideration—reopening and amend as to width of building—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district the erection of an additional building into part of driveway (previously granted by the Board for 15 years, to permit woodworking equipment within the building) using more than the area permitted and with more than one building on the lot.

PREMISES AFFECTED—251-61 to 251-71 Jamaica avenue, north side, 200 ft. west of Little Neck parkway, Block 8668, Lot 118, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on March 23, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted February 6, 1951, as amended by resolution adopted March 23, 1954, by adding thereto:

"* * * that the width of the additional building, variance for which was permitted under resolution adopted March 23, 1954, may be increased in depth from 18 ft. to 20 ft. as indicated on revised plan marked 'Received August 20, 1954', (1 sheet), on condition that in all other respects the resolutions above cited shall be complied with." (N.B. Applic. 3875/53)

950-50-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Renato Sacchi and Michael DeGregario, owners (Pappy's Motors, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence and local retail use district, the use of premises for the sale and display of used motor vehicles, for a term of five years.

PREMISES AFFECTED—1909 Bruckner boulevard, northeast corner of White Plains road, Block 3733, Lot 1 (formerly Lots 1, 2 and 4) Borough of The Bronx.

APPEARANCES—

For Applicant: Ben Zlochow.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on October 14, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 14, 1953, under Vol. II, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"* * * that in view of statement by applicant that work has been substantially completed and additional time is needed to obtain a certificate of occupancy, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution." (Alt. Applic. 146/53)

MINUTES

221-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Polack, owner, (Linden Auto Collision, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the addition of body and fender work, welding and motor vehicle repairs to existing auto laundry greasing, battery charging, auto painting and upholstering and permitting the use of existing entrance for such uses more than the permitted distance from the intersection.

PREMISES AFFECTED—735-737 Williams avenue, east side, 14 ft. 8 $\frac{7}{8}$ in. south of Linden boulevard and 1796-1802 Linden boulevard, Block 4317, Lot 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 6, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 15, 1953 and March 23, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 6, 1953, as thereafter *amended* by resolution adopted on March 23, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings but no work has been started, that all permits required and a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution.” (Alt. App. 585/52)

602-52-BZ

APPLICANT—S. J. Kessler and Sons, for Boro Land Improvement Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a gasoline and oil selling service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, and office; and permitting the parking and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—1870 Gunhill road, north side, 175 ft. east of Brunner avenue, Block 4504, Lot 1 and Block 4500, part of Lot 1, Borough of the Bronx.

APPEARANCES—

For Applicant: Hugh Quinn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 10, 1953, on certain conditions; and

WHEREAS, revised working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on June 2, 1953; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 10, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings.

“that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution.” (N.B. Applic. 748/52).

153-53-BZ

APPLICANT—Siegel and Green, for 216 East 70th Street Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the change in occupancy from two family dwelling to group medical center.

PREMISES AFFECTED—216 East 70th street, south side, 268 ft. east of 3rd avenue, Block 1424, Lot 38, Borough of Manhattan.

APPEARANCES—

For Applicant: John Hronec.

For Administration: Samuel L. Becker, Dept. of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 16, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 16, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that permits have been obtained from the Department of Housing and Buildings and the work has started, that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution.” (Alt. Applic. 804/52)

350-53-BZ

APPLICANT—Ingram S. Carner, for Cornell Iron Works, Inc., owner.

SUBJECT—Application for consideration—reopening and amend as to proceeding with part of the work proposed—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a manufacturing use district, the extension of existing factory for the manufacture of iron products, office and the storage of iron products.

MINUTES

PREMISES AFFECTED—36-02 to 36-20 13th street, 12-12 to 12-20 36th avenue, southwest corner, and 36-15 12th street, Block 351, Lot 13, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 20, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 20, 1953, by adding thereto:

"that in the event the owner does not desire to proceed with the extension of the metal building on 12th street, such work may be omitted; that the additional work permitted by the resolution above cited shall be completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution and that a certificate of occupancy shall be obtained." (Alt. App. 879/53)

500-53-BZ

APPLICANT—Beth Israel Hospital Association, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, B area and 1½ times height district, the extension in height of an existing building (hospital) without the required set-back.

PREMISES AFFECTED—10 Livingston place, east side, from East 16th to East 17th streets, 321 East 16th street and 330-352 East 17th street, Block 922, Lot 46, Borough of Manhattan.

APPEARANCES—

For Applicant: Meyer J. Gill and Morris Hyshiver.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 15, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 15, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this amended resolution." (Alt. Applic. 1794/52)

529-53-BZ

APPLICANT—Wm. Henry Deacy, for St. Michael's Protestant Episcopal Church, owner.

SUBJECT—Application for consideration—reopening and consider revision of plan of building—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a structure to be used as chapel and crematory.

PREMISES AFFECTED—73-02 Astoria boulevard, south side, from 49th street to Brooklyn-Queens Connecting highway, Block 1016, Lot 450, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Wm. Henry Deacy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 9, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted March 9, 1954, by adding thereto:

"that the height and area of the building therein permitted may be changed to the area and height as indicated on revised plans marked 'Received September 10, 1954', on condition that in all other respects the requirements of the resolution above cited shall be complied with and the building and occupancy shall comply in all other respects with all laws, rules and regulations applicable thereto, as passed on by the Borough Superintendent under N.B. Applic. 703, disapproved July 30, 1954."

704-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Bishop, McCormick and Bishop, owners.

SUBJECT—Application for consideration—reopening and extension of time to file working plans—re Application (decision of the borough superintendent), previously granted on condition, under Section 7f of the zoning resolution, permitting in a retail use district the erection and maintenance of a gasoline service station, car wash, lubricatorium, motor vehicle repairs and office; and permitting the parking and storage of motor vehicles on unbuilt portion of plot for a term of years.

PREMISES AFFECTED—145-55 New York boulevard and 145-55 to 145-66 Farmers boulevard, northeast corner, Block 13313, Lot 40, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete working plans extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 23, 1954, on certain conditions; and

WHEREAS, the resolution was amended extending time to file working drawings on May 25, 1954; and

WHEREAS, the applicant requested a further extension of time to submit working plans, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 25, 1954, only so far as it has reference to filing working plans, so that as *amended* this portion of the resolution shall read:

"* * * that such plans shall be filed within three (3) months from the date of this *amended* resolution * * * that in all other respects the resolution as adopted on March 23, 1954, shall be complied with." (N.B. Applic. 352/53)

944-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Charles J. Bensley, owner.

SUBJECT—Application for consideration—reopening and amend as to building location—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a retail use district, the demolition of existing buildings and the reconstruction of existing gasoline service station to include lubritorium, car washing, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot. PREMISES AFFECTED—2400-2410 East Tremont avenue and 1780-1790 Castle Hill avenue, southeast corner, Block 3998, Lot 18, Borough of the Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 7, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1954, by adding thereto:

"* * * that the accessory building may be 5 ft. further south from East Tremont avenue so as to be 25 ft. therefrom in lieu of 20 ft. therefrom, as indicated on revised plan marked 'Received September 9, 1954,' (1 sheet, *on condition* that in all other respects the requirements of the resolution above cited shall be complied with." (N.B. Applic. 831/53)

221-28-BZ—Vol. II

APPLICANT—Charles M. Spindler, for GAF Service Station Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II and consider additional use subject to regular procedure re Application (decision superintendent of buildings), previously granted on condition, under section 21 of the building zone resolution, permitting in a business district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—120-12 to 120-28 Merrick boulevard and 174-11 to 174-17 Baisley boulevard, southwest corner, Block 12392, Lot 43, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider an additional use, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

459-37-BZ—Vol. II

APPLICANT—Robert Teichman, for 56th & 7th Company, owner.

SUBJECT—Application for consideration—reopening as Vol. II and consider a new proposal—garage—subject to regular procedure—re Application (decision of the commissioner of buildings), previously granted on condition, under section 7h of the zoning resolution, permitting in a business, retail and restricted retail use district, for a term of two years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—886 Seventh avenue and 201-209 West 56th street, northwest corner, Block 1028, Lots 25, 27, 29 and 29½, Borough of Manhattan.

APPEARANCES—

For Applicant: Eugene M. Seccia.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider new proposal for garage, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application for consideration—reopening as Vol. II and consider change of use subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the conversion of occupancy of an existing garage for more than five motor vehicles to a testing laboratory, storage use and also garage for more than five motor vehicles.

PREMISES AFFECTED—4748-4756 Bronx boulevard and 600 East 242nd street, southeast corner, Block 5103, Lots 37 to 42 (inclusive), Borough of The Bronx.

APPEARANCES—

For Applicant: Patrick D. Concagh.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider change of use, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

354-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Direct Realty Company (Socony Vacuum Oil Company, Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. II for alteration and additional uses subject to regular procedure—re Application (decision of the borough superintendent of buildings), previously granted on condition under section 21 of the building zone resolution, permitting partly in a residence use district and partly in a business use district, the extension of an existing gasoline service station.

PREMISES AFFECTED—3525-3529 White Plains Road, west side, 115.44 ft. north of Gun Hill Road, Block 4643, Lot 9, Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider alteration and additional uses, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

827-52-BZ

APPLICANT—Leo Kornblath, for Properties Unlimited, Inc., owner.

SUBJECT—Application November 26, 1952—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from residence and doctor's office to residence and designer's office, for a term of years.

PREMISES AFFECTED—46 East 73rd street, south side, 164 ft. east of Madison avenue (Block 1387, Lot 46), Borough of Manhattan.

APPEARANCES—

For Applicant: Morris Lapidus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn. The applicant states that the premises have been sold.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

828-52-A

APPLICANT—Leo Kornblath, for Properties Unlimited, Inc., owner.

SUBJECT—Application November 26, 1952—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—46 East 73rd street, south side, 164 ft. east of Madison avenue (Block 1387, Lot 46), Borough of Manhattan.

APPEARANCES—

For Applicant: Morris Lapidus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn. The applicant states that the premises have been sold.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

572-53-BZ

APPLICANT—Abraham Grossman, for Irsul Holding Corp., owner.

SUBJECT—Application July 31, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district for a term of years, the erection and maintenance of a gasoline service station, motor vehicle repair shop, lubritorium, car washing and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1910 Gun Hill road, southwest corner of Mace avenue and southeast corner of Ely and Mace avenues (Block 4505, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Abraham Grossman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn. The applicant states he wishes to withdraw this application for the reason that the owner would be unable to finance the project if the Board granted a zoning variance.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

151-54-BZ

APPLICANT—Morris Bernard Adler, for North American Folding Box Co., Inc., owner.

SUBJECT—Application March 4, 1954—(decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in an unrestricted use of district, a loading berth without the required height for entrance door.

PREMISES AFFECTED—998-1012 East 35th street, west side, 117 ft. 6 in. north of Avenue I (Block 7580, Lot 69), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

352-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Angeline Miranda, owner.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in an unrestricted use district, the extension in area of an existing business building, in excess of that permitted in the zoning resolution.

PREMISES AFFECTED—2451 Dean street, north side, 40 ft. east of Sackman street and 137-139 Sackman street (Block 1444, Lot 5) (formerly lots 48 and 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn. The applicant states that the owner does not wish to proceed further with this application.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

353-54-A

APPLICANT—Lama, Proskauer and Prober, for Angelina Miranda, owner.

SUBJECT—Application April 30, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2451 Dean street, north side, 40 ft. east of Sackman street and 137-139 Sackman street (Block 1444, Lot 5, formerly lots 48 and 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn. The applicant states that the owner does not wish to proceed further with this application.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

746-38-SA

APPLICANT—John Wood Company, Bennett Pump Divi-
sion, owner-manufacturer.

SUBJECT—Application for consideration—reopening and
report as to change in exterior design—re Bennett Pumps
for Motor Fuels, previously approved.

APPEARANCES—

For Applicant: John Medel.

ACTION OF BOARD—Application reopened as to change
in exterior design.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

792-38-SM

APPLICANT—The Kinnear Manufacturing Company, Inc.,
owner.

SUBJECT—Application for consideration—reopening and
amend for report—re Kinner Steel Rolling Door, Akbar
Type, previously approved.

APPEARANCES—

For Applicant: S. Henry Brenner.

ACTION OF BOARD—Application reopened for report
to consider amendment of existing approval so as to per-
mit the use of a door for automobile entrance 10 ft. wide
by 14 ft. high, and for test if necessary.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

787-51-SA

APPLICANT—Sterling Heat Specialties, Inc., owner-
manufacturer.

SUBJECT—Application for consideration—reopening and
report as to additional trade name—Economy Suspended
Gas Fired Unit Heater and Fedders Series 18 Gas Fired
Unit Heaters; (previously approved re Sterling Suspended
Gas-fired Unit Heaters, Models 55S, 90S, 120S, 160S and
200S).

APPEARANCES—

For Applicant: Clarence E. Scott.

ACTION OF BOARD—Application reopened for report as
to additional trade name.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

586-53-SA

APPLICANT—E. H. Lambert and Co., for Airtherm Man-
ufacturing Company, owner.

SUBJECT—Application for consideration—reopening and
for report as to changes in construction and additional
models—re Airtherm Direct-fired Heater, Models A-650,
A-750, B-1000, B-1200, C-1400, C-1600, D-1800, and D-
2000, previously approved.

APPEARANCES—

For Applicant: E. H. Lambert and John C. Watkins.

ACTION OF BOARD—Application reopened for report as
to changes in construction and additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

86-54-SM

APPLICANT—E. H. Lambert and Co., for Airtherm Man-
ufacturing Co., owner.

SUBJECT—Application for consideration—reopening as for
report as to changes and additional models—re Airtherm
Direct fired Gas Heater, Models, A-650, A-750, B-1000,
B-1200, C-1400, C-1600, D-1800 and D-2000, previously
approved.

APPEARANCES—

For Applicant: E. H. Lambert and J. C. Watkins.

ACTION OF BOARD—Application reopened for report
as to changes and additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

Adjourned: 3:45 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and
Appeals held on July 13, 1954, as they appeared in Bulle-
tin No. 29, Vol. 39, are hereby corrected to read as follows:

154-50-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Max Kirsch, owner.

SUBJECT—Application for consideration—reopening and
amendment as to four additional tanks—re Application
(decision of the borough superintendent), previously
granted on condition, under sections 7f, 7i and 7h of the
zoning resolution, permitting in a business use district, the
erection and maintenance of a gasoline service station,
lubritorium, car laundry, motor vehicle repair shop, acces-
sory sales, and office, and permitting the parking of more
than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—5213-5219 Flatlands avenue and
1260-1264 East 53rd street, northwest corner and 5212
Avenue J, Block 7800, Lots 39-41, 42 and parts of Lots
34 and 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Application reopened and resolu-
tion amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as
Vol. II, on March 13, 1951, on certain conditions; and

WHEREAS, time to obtain permits and complete the work
was extended on July 10, 1951 and January 19, 1954; and

WHEREAS, the resolution was amended on January 19,
1954; and

WHEREAS, the applicant requested a further amendment
of the resolution.

Resolved, that the Board of Standards and Appeals does
hereby amend the resolution adopted on July 1, 1950, as
thereafter amended through January 19, 1954, by adding
thereto:

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"* * * that the number of 550 gallon gasoline storage tanks may be increased to a total of *fourteen* (14) such tanks, as proposed and located as indicated on plans filed with this request for amendment marked 'Received June 21, 1954' (1 sheet), and as passed upon by the Borough Superintendent under Misc. Applic. 1579/54, Obj. 1, denied June 22, 1954; that in all other respects the resolution above cited shall be complied with."

*Correction—The number of gasoline storage tanks permitted, changed from ten (10) to *fourteen* (14), as indicated in italics in the resolution.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on June 8, 1954, as they appeared in Bulletin No. 24, Vol. 39, are hereby corrected to read as follows:

933-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Kay Moving Service, Inc., owner.

SUBJECT—Application December 30, 1953 (decision of the borough superintendent), under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district, for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sales of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—2468-2474 Amsterdam avenue and 500 West 183rd street, southwest corner (Block 2155, Lots 50 and 52), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama, Bernard Benson and Joseph Curro.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Deputy Chief Connors 3

Negative 0

Not Voting: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 18, 1954 after due notice by publication in the Bulletin; laid over to June 8, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Amsterdam avenue are in a business use, B area, class 1¼ height district; West 183rd street is in residence and business use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 29, 1953 acting on N.B. Applic. 142-53, reads:

"1. Proposed gasoline service station, lubritorium, car washing, minor auto repairs, office and sales, storage, parking and storage of motor vehicles in premises located in a business use district is contrary to Article II, Section 4 a (29) (46) of the Z.R.

2. Proposed business entrances within 75 ft. of a Residence use district is contrary to Article II, Section 7A of the Z.R."

and

WHEREAS, the applicant states the premises consist of a plot, 104 ft. 11 in. frontage by 100 ft. in depth, presently vacant; that there has been no change in zoning since 1916; that it is proposed to erect a modern gasoline service station consisting of ten 550-gallon gasoline storage tanks and six dispensing pumps; that the contemplated accessory building will have a frontage of 60 ft., a depth of 30 ft., one story in

height, of class 3 construction, and contain the conjunctive uses of office and sales, lubritorium, minor auto repairs and car wash; that part of the site will be reserved for the open parking and storage of motor vehicles; and

WHEREAS, the applicant contends that Amsterdam avenue is a main auto lane leading north and south through Manhattan and this, together with the large home and apartment house development in the area, make the proposal in keeping at this point; that directly opposite the site and within the affected area, block 2149, lots 11, 16, 23 and 26 are developed with public garages and lot 30 is also developed with a three story public garage; that it would therefore be impossible to develop the site with a conforming use; that although the site is zoned for business, there are sufficient stores in the area for public requirements; that the rock formation on the site would also preclude the use of the site for stores as the rental from stores on this otherwise garage street would be low and the construction costs due to rock would be excessive; that the proposed gas station will go far towards improving the appearance of the entire community and as there are no other gas stations in the affected area, the proposal will be of benefit to the public; that all auto services will be performed within the building; that the gas pumps will be set 10 ft. back of the building lines and the parking and storage of motor vehicles on the site will help alleviate the parking situation in this area; that the curb cuts as proposed on West 183rd street are required for efficient operation of the station, as West 183rd street is also a heavily traversed auto lane; that the curb cuts will not affect the residential aspect of the street to any greater extent than the present stores which are non-conforming uses in block 2155, lot 68 and block 2154, lot 88; that the proposed gas station will be in complete harmony with the affected area as it has developed; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and A, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7, Subdivision f, for a term of 15 years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application marked "Received December 30, 1953" 4 sheets; that the plot shall be leveled substantially to the grade of the abutting streets; that the premises shall be constructed and arranged substantially as indicated on such plans as above cited; that the accessory building shall have no cellar underneath and in all other respects shall comply with the requirements of the Building Code, and shall have no windows opening to the south along the lot line; that the pumps shall be erected not nearer than 15 ft. to the street building line and shall be of a low approved type; that gasoline tanks shall be limited to ten (10) approved 550 gallon tanks; that the balance of the premises shall be paved with concrete or asphalt pavement; that curb cuts shall be restricted to two, each 30 ft. in width to Amsterdam avenue and two of similar width to West 183rd street, as proposed and shown; that no portion of any curb cut shall be nearer than 5 ft. to any lot line as prolonged; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that the sidewalks and curbing around the premises shall be reconstructed or restored to the satisfaction of the Borough President; that under Section 7f, there may also be parking and storage of cars; that the accessory building shall be of the arrangement as indicated; that under Section 7A, curb cuts as above permitted on 183rd street may be constructed as shown; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line of one post standard at the intersection for supporting a sign which may be illuminated, advertising only the brand of gasoline

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on sale and permitting such sign to be extended beyond the building line for a distance of not more than 4 ft.; that at such intersection there shall be erected a block of concrete not less than 12 in. in height, extending approximately 5 ft. from the intersection along either street line; *that under Section 7 i, there may be minor motor vehicle repairing within the building and with hand tools only*; that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

* Correction—Section 7i, permitting "*minor motor vehicle repairs within the building and with hand tools only*" inserted in the resolution as indicated in italics.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 13, 1954, as they appeared in Bulletin No. 29, Vol. 39, are hereby corrected to read as follows:

1059-48-SA

APPLICANT—American LaFrance-Foamite Corp., owner.
SUBJECT—Application reopened October 3, 1953—re—Foamite Airfoam System (fire extinguisher) amendment of resolution.

APPEARANCES:

For Applicant: Roger C. Kahn.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 1059-48-SA

Subject: Amendment to resolution to include additional Airfoam Chambers, In-Line Proportioners and 3% Airfoam Liquid.

American La France Foamite Corp., Elmira, New York, requested by letter dated September 21, 1953 that the resolution adopted February 17, 1953 under Cal. No. 1059-48-SA be amended so as to include additional Airfoam Chambers, In-Line Proportioners and a 3% Foamite Airfoam Liquid. The application was reopened by a vote of the Board October 6, 1953.

Purpose

The system is to be used for extinguishing flammable liquid fires.

Description

There are various types of Airfoam Systems used and herein is listed the characteristics of all equipment used in conjunction with them.

I. Inline Proportioner.

Foamite inline proportioners are designed to be normally operated at a pressure of 150 p.s.i. at the proportioner inlet and will produce Airfoam solution shown in following table:

*Correction—In the above portion of the Report of the Committee on Test, under the heading of *Description*, sub-heading *Inline Proportioner*, the pressure is corrected to read "150 p.s.i." instead of 1550 p.s.i.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 13, 1954, as they appeared in Bulletin No. 29, Vol. 39, are hereby corrected to read as follows:

556-50-SM

APPLICANT—United States Gypsum Company, owner-manufacturer.

SUBJECT—Application reopened June 8, 1954—re—USG Trussteel Studs, amendment of resolution.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

CORRECTED REPORT OF COMMITTEE ON TEST

Re: Cal. 556-50-SM

Subject: Amendment to resolution so as to include #400 Resilient Clip for attaching Rocklath to the Trussteel Studs and to Rate the partition as a one hours fire resistive partition.

United States Gypsum Company, New York, by letter dated May 13, 1954, requested that the resolution dated October 9, 1951, under Cal. 556-50-SM be reopened and amended so as to include approval when used with this Trussteel Stud of Resilient Clip #400 previously approved under Cal. No. 257-39-SM, and to approve the Trus-Lok Clips for securing Rocklath to this Trussteel, and to rate as a one hour Fire Resistance Rating this Trussteel Stud Partition.

This case was reopened by vote of the Board on June 8, 1954.

Purpose

This material is an incombustible stud for attaching plaster bases for furring and hollow partitions. It may also be used as a stud to which Sheetrock, Gypsum Wallboard, Insulation board or similar material may be screwed or clipped.

Description

#400 Clip previously approved for use with studs under Cal. No. 257-39-SM is specifically designed to snap onto the double #7 gauge wire forming the chord of the Trussteel Stud. It is made of #19 gauge metal painted, and is designed to support a pencil rod to which metal lath is applied. In the form of a resilient spring clip, it increases the sound transmission loss of the Trussteel Stud Partition, when used with this clip, metal lath and plaster on each side, to 54.7 decibels average.

The Trussteel Studs previously impact tested and approved under this calendar number have been strengthened by making the chord members as well as the web member of 7# gauge wire to conform with the U. S. Engineer Corps Guide Specification.

Trus-Lok Clip, TL-1 is made from 12 gauge galvanized wire and is a U-shaped clip with double wings to hold Rocklath in place against the Trussteel Studs.

Trus-Lok Starter & Finisher Clip; TL-2; and Starter Clip; TL-3, are made of galvanized sheet metal.

Inspection and Test

The improved Trussteel Studs in which #7 gauge wires are used for chords and web instead of the #9 gauge wire previously used for the chords was inspected by Asst. Engr. J. A. Darts and found otherwise to be exactly as manufactured when previously tested. There are two spot welds at each panel point, and panel points are 6" on centers.

The #400 clip previously approved under Cal. No. 257-39-SM was tested by Asst. Engr. J. A. Darts and found to snap snugly and securely onto the chord of the improved Trussteel Stud.

The Trus-Lok wire clip designed to hold Rocklath in position against the Trussteel Stud was tested by Asst. Engr. J. A. Darts and found to operate as designed.

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The applicant submitted a copy of fire endurance and fire and hose stream test on a trussteel stud partition, conducted at the Engineering Experiment Station of Ohio State University in accordance with A.S.T.M. Designation E 119-47 as required by Section C26-609.0 of the Administrative Code. Panel 31 and 32 consisted of $3\frac{1}{4}$ " Trussteel Studs 16" on centers, to which 16" x 48" perforated $\frac{3}{8}$ " Rocklath were attached by USG Brace-Tite Wire Clips (previously approved under Cal. No. 485-39-SM Vol. II with USG Bridge Joint Clips) aligning adjacent Rocklath boards. Scratch and brown coat of 100 lbs. of Gypsum to 200 lbs. of sand were applied by the Scratch Double Back System to a total thickness of $\frac{7}{8}$ ", over which was applied the $\frac{1}{8}$ " gauged white putty lime finish. In the fire endurance test, the end point was reached in 77 minutes by an average rise of 250° in all thermocouples. The alternate test panel withstood the fire and hose stream test without break-through. The partition is rated one-hour incombustible.

Another test was similarly conducted by the same authority on panels 23 and 24. The studs were 4" deep Trussteel spaced 16" on centers with 16" x 48" x $\frac{3}{8}$ " Perforated Rocklath, attached by Brace Tite Clips and Bridjoint Clips. The plaster was USG Structo-Lite mill-mixed Gypsum Perlite plaster (previously approved under Cal. No. 116-52-SM), except that the mix was 100 lbs. Gypsum to $2\frac{1}{2}$ cubic feet of Perlite applied to a total thickness of $\frac{7}{8}$ " and finished with $\frac{1}{8}$ " thick gauged white putty lime finish. In the fire endurance test, the end point was reached by temperature rise of one thermocouple at 83 minutes. In the fire and hose stream test, it withstood the hose stream without break-through. The partition is rated one-hour incombustible.

Another test was similarly conducted by the same authority on panels No. 55 and 55A. The studs were $2\frac{1}{2}$ " deep Trussteel Studs, with all chord and web members made of #7 A.S. & W. gauge wires and were 16" on centers. Perforated 16" x 48" x $\frac{3}{8}$ " Rocklath was attached to the studs with USG Trus-Lok wire Clips, and USG Bridjoint B-1 Clips were used at the end joints between boards as before. USG Structo-Lite Pre-mixed Gypsum and Perlite plaster in the proportion of 100 lbs. Gypsum to $2\frac{1}{2}$ cubic feet Perlite was used for the scratch and brown coat and was applied by the Scratch Double Back Method to a total thickness of $\frac{7}{8}$ " and finished with $\frac{1}{8}$ " gauged lime putty white coat. In the fire endurance test, the end point was reached at 99 minutes by temperature rise on one thermocouple. In the fire and hose stream test, it withstood the hose stream without break-through. The partition is rated one-hour incombustible.

Another test T-265 was similarly conducted by the same authority on Duplicate panels. The Trussteel Studs were $2\frac{1}{2}$ " deep, spaced 16" on centers, and Perforated 16" x 48" x $\frac{3}{8}$ " thick Rocklath was attached to the studs by the same Trus-Lok wire clips with USG Bridjoint B-1 Clips at the end joints of the Boards. Plaster, consisting of 100 lbs. of USG Red Top Gypsum Plaster, mixed with 100 lbs. of sand, was applied to the Rocklath for scratch and 200 lbs. of sand for brown, to a total thickness of $\frac{7}{8}$ " thick, and was finished with $\frac{1}{8}$ " thick USG gauged white putty lime finish. The end point in the fire endurance test was reached at 71 minutes by rise of one thermocouple. The alternate panel successfully withstood the fire and hose stream test without break-through of the water. The partition is rated one-hour incombustible.

One partition 12'-0" high by 24'-4" long, consisting of metal lath and plaster on Trussteel Studs and another consisting of Rocklath and Plaster on Trussteel Stud have been tested successfully for impact by sandbagging.

Recommendation

On the basis of the inspection and tests and the Data filed by the applicant, the Committee on Test recommends that the resolution adopted October 9, 1951 under Cal. No. 556-50-SM be amended to include the use of the #400 Resilient Clip (previously approved under Cal. No. 257-39-SM) with USG Trussteel Studs and Metal Lath, and to include the approval of the Trus-Lok TL-1, TL-2, TL-3 and

Bracetite Clips for securing Rocklath to the Trussteel Studs constructed entirely of #7 A.S. & W. gauge wire. The Committee further recommends the approval of the USG Trussteel Stud Partition with perforated Rocklath and either sanded plaster or perlite plaster, as herein described, as a one-hour incombustible fireproof partition under the provisions of C26-636.0.C and when the Trussteel Stud is used with metal lath and 3.4 inch sanded gypsum plaster, perlite plaster or Portland cement plaster as a one hour incombustible fireproof partitions as provided under C26-636.0.10 provided that where the metal lath is used the stud spacing shall not exceed 16 inches and that all plaster mixes and application shall be in accordance with the requirements of C26-464.0 and further that all other requirements of the resolution adopted October 9, 1951 under Cal. No. 556-50-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

* Corrections:

- 1st Paragraph Inspection and Test #19 change to #9.
- 4th Paragraph Inspection and Test insert with USG Bridjoint Clips.
- 6th Paragraph Inspection and Test add USG Trus-lok wire Clips.
- 8th Paragraph Inspection and Test and other consisting of Rocklath and plaster on Trussteel Studs change has to have.
- 1st Paragraph Recommendation add word and
- 1st Paragraph Recommendation change C26-636.0.14C to C26-636.0.C.
- 1st Paragraph Recommendation change of to or.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on March 2, 1954, as they appeared in Bulletin No. 10, Vol. 39, are hereby corrected to read as follows:

295-53-BZ

APPLICANT—James J. Lyons, Jr., for Emil Guterman, owner.

SUBJECT—Application April 16, 1953 (decision of the borough superintendent), under sections 7f and 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic) and office.

PREMISES AFFECTED—2630-2634 Bailey avenue, east side, 150 ft. south of West 193rd street (Block 3239, Lots 14, 16 and 17), Borough of The Bronx.

APPEARANCES—

For Applicant: J. J. Lyons, Jr.

For Opposition: Leonard Orrstein, Emily Taylor, Mary Harrington and John J. Harrington.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3

Negative 0

Not Voting: Deputy Chief Connors: 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 2, 1954 after due notice by publication in the Bulletin; laid over to March 2, 1954, for inspection and decision without further argument; hearing closed; and

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WHEREAS, the district maps accompanying the zoning resolution show that the site and Bailey avenue are in a business use, B area, class 1½ height district; West 193rd street is in residence and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 18, 1953 acting on N.B. Applic. 280-53, reads:

"1. In a business district the proposed gasoline service station, lubritorium and car washing is contrary to Section 4, Article II of the Zoning Resolution."
and

WHEREAS, the applicant states that the premises consist of a plot, 125 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a building 54 ft. 4 in. by 28 ft. 8 in., one story, 13 ft. 11 in. in height, of class 3 construction, to be used accessory to proposed gasoline service station; that it is further proposed to install ten 550-gallon gasoline tanks, six dispensing pumps, with two 26 ft. curb cuts; and

WHEREAS, the applicant contends that Bailey avenue is a heavily trafficked automobile and truck highway, carrying a large volume of commercial traffic and for that reason the subject site is adaptable for development as a gasoline service station; that because of the surrounding development, it is not feasible to develop the premises with a conforming use at this time; that the affected area along the west side of Bailey avenue is unrestricted; that before the city took title to the property on the west side of Bailey avenue for the construction of the Major Deegan expressway, said property was developed in the following manner; that block 3238 was developed with a Sheffield Farm company factory, said factory being right across the street from the site of the proposed gas station and extending northward past West 193rd street; that to the north of this factory and continuing northward across West Kingsbridge road, there had been a number of garages, all with service facilities; that on the west side of Bailey avenue, just southwest of the junction between Heath and Bailey avenues, there had been a Standard oil gas station; that at the intersection of Fordham road and Harlem river terrace, the city took title to a piece of property developed with a garage, upon which the owner of the site now in question, had a long term lease; that by taking over this property for the Major Deegan expressway, the City put the owner out of business; that on the southeast corner of Bailey avenue and West Kingsbridge road, there had been a Gulf gas station and to the south of the site, on the west side of Sedgwick avenue, between the end of Bailey avenue and Fordham road, there is now in existence a garage with servicing facilities; that all in all, there had been 13 garages with servicing facilities and two gas stations in the vicinity; that due to the construction of the Major Deegan expressway a great number of garages, with their service facilities, and the two gas stations have been demolished, and the erection of this gasoline station would be a great benefit to the neighborhood, especially so in view of the two large housing projects in the vicinity; that the land cannot yield a reasonable return if used only for a purpose allowed in that zone; that the plight of the owner is due to unique circumstances in that after the City put him out of business, he had to relocate himself in an area as close as possible to his original place of business in order that he should not lose the trade which had taken him 23

years to build up; that the use will not alter the essential character of the neighborhood; that the granting of the variance would result in the improvement of a vacant plot practically unsuitable for any other use, resulting in a substantial investment; that no other development would tend to bring a reasonable return on the investment required; that the gas station would be of modern design with a protective concrete wall along the interior lot lines, and with other conditions as the Board may impose; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Committee found that there is no basis for granting under Section 21, but that under Section 7f for a temporary term, the application could be permitted partly because previous gasoline stations and services have been discontinued because of the new school structure and that the station proposed constructed below the grade of Heath avenue could not be injurious to nearby owners, among other reasons and that there will be no connection to Deegan Highway; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen (15) years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application marked "Received April 16, 1953" (4 sheets) and "February 15, 1954" (1 sheet), *on condition* that the premises shall be leveled substantially to the grade of Bailey avenue and arranged substantially as indicated on such plans; that pumps shall be of the low approved type and erected not nearer than 15 feet to the street building lines; that masonry walls as proposed shall be erected on interior lot lines; that curb cuts shall be restricted to two, as shown, each not over 30 feet in width, including splays; that the premises shall be paved with concrete or approved asphaltic paving; that the accessory building shall have no cellar and in all other respects shall comply with all requirements of the Building Code; that the number of gasoline storage tanks shall not exceed ten 550 gallon tanks; that the sidewalk and curbing in front of premises shall be repaired or constructed to the satisfaction of the Borough President; that such portable fire-fighting equipment shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to a permanent sign on the facade of the accessory building, excluding all temporary signs and roof signs, but permitting the erection within the building line of one post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 feet; that complete working drawings shall be submitted to the Board within two months for further consideration and additional conditions before same are filed with the Borough Superintendent and after approval of same, all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

* Correction—The size of the proposed building corrected to read "54 ft. 4 in. by 28 ft." instead of "34 ft. 4 in. by 38 ft." in applicant's statement.

NOTICE

Applicants, under the zoning resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

RULES

RULES FOR ARC AND GAS WELDING AND OXYGEN CUTTING, COVERING THE SPECIFICATIONS FOR DESIGN, FABRICATION AND INSPECTION OF ARC AND GAS WELDED STRUCTURES AND THE QUALIFICATIONS OF WELDERS AND SUPERVISORS

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS FEBRUARY 25, 1938.

EFFECTIVE MARCH 21, 1938. AMENDED MAY 17, 1940, EFFECTIVE JUNE 10, 1940; AND SEPTEMBER 17, 1954, EFFECTIVE OCTOBER 18, 1954.

(Cal. No. 1-38-SR—Vol. II)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and C26-514.0 of the Administrative Code (8.6.2.2).

SECTIONS OF THE ADMINISTRATIVE CODE OF THE CITY OF NEW YORK, RELATING TO ARC AND GAS WELDING AND OXYGEN CUTTING

SECTIONS:

C26-15.1—Arc welding. A group of welding processes wherein coalescence is produced by heating with an electric arc or arcs, with or without the application of pressure and with or without the use of filler metal. Pressure as herein used refers to pressure necessary to the welding process.

C26-77.1—Gas welding. A group of welding processes where coalescence is produced by heating with a gas flame or flames, with or without the application of pressure and with or without the use of filler metal. Pressure as herein used refers to pressure necessary to the welding process.

C26-103.1—Oxygen cutting. A group of cutting processes wherein the severing of metal is effected by means of the chemical reaction of oxygen with the base metal at elevated temperatures. In the case of oxidation-resistant metals the reaction is facilitated by the use of a flux.

C26-129.0—Root of weld. The points as shown in cross-section at which the bottom of the weld intersects the base metal surfaces.

C26-158.0—Welds, butt, groove, fillet, length and dimensions of.

- a) The term "butt weld" shall mean a weld in a butt joint. The term "groove weld" shall mean a weld made in the groove between two members to be joined. The size of a groove weld shall be expressed in terms of joint penetration or depth of chamfering plus the root penetration.
- b) The term "fillet weld" shall mean a weld of approximately triangular cross-section joining two surfaces approximately at right angles to each other in a lap joint, tee joint, or corner joint. The size of an equal leg fillet weld shall be expressed in terms of leg length of the largest isosceles right-triangle which can be inscribed within the fillet-weld cross-section. The size of an unequal leg fillet-weld shall be expressed in terms of the leg lengths of the largest right-triangle which can be inscribed within the fillet-weld cross-section.
- c) The term "weld length" shall mean the unbroken length of the full cross-section of the weld exclusive of the length of any craters.

- d) The term "weld dimensions" shall be expressed in terms of their size and length.

C26-209.0—Registration; certificate of qualification.

- a) The superintendents of all five boroughs sitting as a body shall formulate rules for the examination of applicants for certificates of qualification as required under sections C26-211.0 through C26-213.0. Examinations in each borough shall be based on the rules so adopted.
- b) The superintendent shall designate one or more competent persons of his department to conduct examinations, rate applicants and perform any other duties incidental thereto. The examiners for each class of certificate of qualification shall have had the experience, training and knowledge necessary properly to determine the fitness of the applicants for the performance of the duties for which such applicants seek certificates of qualification.
- c) Certificates shall be issued to persons whose right to such certificates is established.

C26-211.0—Welders to be qualified.

- a) It shall be unlawful for any person to perform welding work on any structural member of a structure without having obtained a certificate of qualification from the superintendent.
- b) Before a certificate of qualification may be issued authorizing a person to perform welding work on any structural member of a structure, the person applying for such certificate shall have been qualified as provided in Subdivision b of Section C26-381.0. A certificate of qualification shall be issued to each applicant upon proof of his qualifications and upon the payment of a fee of \$5.00. The annual renewal fee shall be \$2.00.
- c) No person shall be eligible for a certificate of qualification to perform welding work as provided in this section unless he is a citizen of the United States of America.
- d) The superintendent may revoke or suspend the certificate of qualification of any person whose workmanship on any structural welding is such as to indicate incompetency or negligence which might endanger a structure or result in injury to any person.

C26-324.0—Filler metal.

- a) All gas welding rods shall conform to one of the classifications established by the Specifications for Iron and Steel Gas Welding Rods, 1946 edition, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A251-46T; AWS designation A5.2-46T), and shall be suitable for the conditions of intended use.
- b) All mild steel electrodes shall conform to one of the classifications established by the Specifications for Mild Steel Arc-Welding Electrodes, 1948 edition, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A233-48T; AWS des-

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ignation A5.1-48T), and shall be suitable for the conditions of intended use.

- c) All electrodes for the welding of steels covered by section C26-323.0 shall conform to one of the appropriate classifications established by the Specification for Low-Alloy Steel Arc-Welding Electrodes, 1948 edition, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A316-48T; AWS designation A5.5-48T) or the Specifications for Corrosion-Resisting Chromium and Chromium-Nickel Steel Welding Electrodes, 1948 edition, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A298-48T; AWS designation A5.4-48) and shall be suitable for the conditions of intended use.

C26-368.0—(Subd. c-7) Welded joints in shear, tension and compression.

- a) Welded joints shall be so proportioned that the maximum stresses shall be less than the following amounts in pounds per square inch:

1. Shear on section through the throat of a weld, or on the faying surface area of a plug or slot weld 13,500
2. Tension on section through the throat of a butt weld 20,000
3. Compression on section through the throat of a butt weld 20,000

- b) Maximum fiber stresses in butt welds, due to bending shall be not more than the maximum values allowed above for tension and compression, respectively.

The stress in a fillet weld shall be considered as shear on the throat for any direction of stress. Neither plug nor slot welds shall be assigned any value in resistance to stresses other than shear.

C26-372.0—Maximum negligible wind stress. When the stress in any member due to wind is less than thirty-three and one-third percent of the stress due to live and dead loads, such stress due to wind may be neglected. (As amended by section 86 of Local Law 50 of 1942 in effect October 29, 1942.)

C26-373.0—Combined stresses. For combined stresses due to wind and other loads the permissible working stress may be increased by thirty-three and one-third percent provided the section thus found is at least that required by the dead and live loads alone.

C26-374.0—Stresses from wind only. For stresses due to wind only the permissible working stress shall be the same as for live and dead loads, with the exception of rivets, bolts, and welds, where the permissible working stress may be increased by thirty-three and one-third percent. (As amended by Local Law 139 of 1940 in effect November 23, 1940.)

C26-375.0—Wind loads when special steels are used. If the use of any alloy or high carbon steel shall be contemplated, with higher unit stresses for live and dead loads corresponding with the greater strength of such steel, it shall be permissible to increase materially the stresses imposed by assumed wind pressure alone, over those specified for low carbon steels only after a careful consideration of the effect of such increase on the general rigidity of the structure contemplated.

C26-381.0—Workmanship on welded structures.

- a) It shall be unlawful for any person to per-

form any structural welding work until such person has obtained from the examiners for welders, after examination and submission of evidence of experience and ability, a certificate attesting to his fitness for the performance of such work.

- b) Before the examiners for welders shall issue a certificate of qualification, the applicant shall pass the operator qualification tests prescribed in Part II, Operator Qualification of the Standard Qualification Procedure, 1941 edition, issued by the American Welding Society. Such qualification tests shall be conducted by the examiners for welders or their representatives, but in the discretion of the examiners for welders, documentary or other evidence or both to the effect that the applicant has passed the prescribed qualification tests, conducted by a standard testing laboratory may be accepted as satisfactory proof of such applicant's fitness to make structural welds.

- c) The quality of welds permitted under this title shall conform to the requirements of Section 2, Design of Welded Connections and Section 4, Workmanship of the Standard Code for Arc and Gas Welding in Building Construction, 1946 edition, of the American Welding Society.

C26-514.0—Welding of structural steel. Arc and gas welding may be employed, either alone or in combination with riveting, bolting or other connecting means permitted under this chapter for connecting to one another or assembling the component parts of steel beams, girders, lintels, trusses, columns and other structural steel members of building, or for connecting steel to wrought-iron members of existing buildings, provided that such work be designed and executed in accordance with the provisions of this chapter and the rules of the board.

In new work, rivets or bolts in combination with welds shall not be considered as sharing the stress, and welds shall be provided to carry the entire stress for which the connection is designed.

In making alterations to structures, existing rivets may be utilized for carrying stresses resulting from existing dead loads, and welding shall be provided to carry all live load and additional dead load. (As amended by L.L. 1951, No. 140, October 30.)

C26-515.0—(Subd. e-7) Eccentric loading of structural steel—welded joints.

- 7. In designing welded joints adequate provision shall be made for bending stresses due to eccentricity in the disposition or section of base metal parts.

C26-519.0—(Subd. f) Bearing and anchoring of steel joists.

- f. Where steel joists have a bearing on masonry or concrete, at least four inches of their length shall be on each such bearing and the joists shall be securely anchored to the masonry or concrete. When bearing on steel, steel joists shall have at least two and one-half inches of their length on each such bearing. The bearing stresses shall be within the allowable working stresses permitted in this title. All joists shall be anchored to supports so as to prevent dislodgment during erection, and they shall be bolted or welded to all steel supports except that in residence structures up to and including four

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stories in height, the joists may be anchored to steel supports with an anchor made of not less than a three-sixteenths inch bar fastened over the flange of the steel support. Any joists at the end of a panel shall be braced laterally by anchors or ties at each line of bridging.

- g. Connection of steel joists. Connections of the various members of steel joists shall be designed with as little eccentricity as possible and all stresses due to eccentricity shall be included with primary stresses in designing. All such connections shall be made by leaving a portion of the metal intact or by fusion welding, in accordance with the requirements of Section C26-381.0, or by resistance welding performed in accordance with the American Welding Society code two, code for resistance welding of structural steel in building construction Edition of February, 1935. (Subdivision g. as amended by Local Law 79 of 1941 in effect October 4, 1941.)

C26-520.0—Riveted and Welded Connections.

- a. Stresses in Riveted Connections. The end reaction stresses of trusses, girders, or beams, and the axial stresses of tension or compression members which are carried on rivets shall have such stresses developed by the shearing and bearing values of the rivets; but where rivets are used for shelf or bracket supports or for connections that also provide rigidity to the structure the rivets may in addition to their shearing and bearing stresses, carry tension as defined in paragraph one of section C26-368.0.

C26-521.0—(Subds. b-e) Field riveted, bolted and welded connections.

- b) In structures in which the height is over one hundred feet and is more than two and one-half times the minimum horizontal dimension, and in structures one hundred feet or less in height in which the height is more than four times the minimum horizontal dimension, column splices and connections to columns shall be riveted or welded.
- c) In structures over one hundred twenty-five feet in height and in all structures of a special character, connections of beams and girders to columns, and beams and girders bracing columns shall be riveted or welded. Column splices in structures two hundred feet or more in height shall be riveted or welded. Column splices in tier structures less than two hundred feet high, except as provided in the preceding paragraph, may be bolted.
- d) All other field connections may be bolted, except that, in all structures, the connections for supports for running machinery or other moving loads shall be riveted or welded.
- e) Within existing structures steel work for alterations, or additions, except to the main structural framework, which do not affect existing column splices, connections and other riveted or welded work, may be bolted.

C26-522.0—(Subds. d and e) Painting of structural steel.

- d) It shall be unlawful to paint structural steel parts before welding.
- e) Parts which are welded in the shop, to be erected by bolt or rivets, shall receive the usual painting if any is required after the shop welding is finished. Parts to be

field welded shall receive a coat of linseed oil after shop work is completed, and after erection and field welding, they shall be given two coats of acceptable metal protection if painting is required.

C26-525.0—Oxygen cutting of structural steel permitted. Oxygen cutting may be employed in the fabrication of structural steel members or parts, used in building construction, in accordance with rules of the board.

C26-526.0—Use of oxygen cutting torch.

- a) Competence to use oxygen cutting torch. Contractors desiring to do oxygen cutting shall satisfy the superintendent as to their ability to produce satisfactory oxygen cuts.
- b) Oxygen cutting of structural steel while carrying stress. It shall be unlawful to do oxygen cutting on any member while it is carrying stress, except for detail cutting to correct minor fabricating errors where the removal of metal resulting from such detail cutting would leave unimpaired the required strength of the members to be cut.
- c) Oxygen cut edges. Oxygen cut edges shall be smooth and regular in contour.
- d) Oxygen cutting in preparation for welding. Oxygen cutting may be used in the preparation of base metal parts for welding provided the edges are thoroughly cleaned after cutting so as to expose clean steel.
- e) Milling of surfaces by oxygen cutting. It shall be unlawful to do oxygen cutting to replace the milling of surfaces.
- f) Oxygen cutting of undesigned holes. It shall be unlawful to do oxygen cutting of holes in a member designed without provisions therefor.
- g) Radius and area of re-entrant oxygen cut fillets. The radii of re-entrant oxygen cut fillets shall be as large as possible and at least one inch. To determine the net area of members so cut, one-eighth of an inch shall be deducted from the oxygen cut edges.

C26-844.0—(Subd. c-5) Elevator Repairs.

- c. Existing installations.
 - 5. Ordinary repairs or replacements on existing installations may be made with parts of equivalent material and at least the equivalent in strength and design to those replaced, without complying with the provisions of this article. Damaged or defected parts shall be wholly or partly replaced in the discretion of the superintendent except that broken parts subject to bending, tension or torsional stress and parts upon which the support of the car depends shall not be welded.

C26-1254.0—Welding of plumbing joints and connections.

- a) Joints and connections for water or gas pipe made of brass, copper, black steel or black wrought iron or combination of these materials may be made by welding.
- b) It shall be unlawful to weld any galvanized pipe, cast iron pipe or drain, soil or vent pipe of any material.
- c) The electrodes, welding wire, and welding rods used in welding shall meet the requirements of C26-324.0. Welding shall be done in accordance with the American Welding Society Specifications, March 1, 1936) Standard Code for Pressure Piping B-31.1—1935. (As amended by L L 1940, No. 60. May 16th.)

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SCOPE.

These rules are supplementary and additional to the requirements of the provisions of the Administrative Code.

Rule 1. Application For Permits.

- 1.1 No person shall perform gas or electric welding on structures or parts thereafter erected or to be erected within the City of New York except as provided in these Rules and in conformity with C26-211.0 of the Administrative Code (2.3.2).
- 1.2 The commencement of any structural welding work is forbidden until an application for a permit to perform such work is filed with and approved by the Borough Superintendent. The Borough Superintendent shall be notified in writing at least 48 hours prior to the date when the structural welding work is to commence.

Rule 2. Definitions.

- 2.1 ARC WELDING. A group of welding processes wherein coalescence is produced by heating with an electric arc or arcs, with or without the application of pressure and with or without the use of filler metal. Pressure as herein used refers to pressure necessary to the welding process. C26-15.1 of the Administrative Code.
- 2.2 BASE METAL. The metal upon which the weld or cut is made.
- 2.3 CONTINUOUS WELD. A weld, which extends without interruption for its entire length.
- 2.4 CRATER. A depression at the termination of a weld bead.
- 2.5 FILLER METAL. Metal especially prepared for addition to the weld. This term shall apply to this material only before deposition (formerly 2.6).
- 2.6 FLAT POSITION. The position of welding wherein welding is performed from the upper side of the joint and the face of the weld is approximately horizontal.
- 2.7 GAS WELDING. A group of welding processes where coalescence is produced by heating with a gas flame or flames, with or without the application of pressure and with or without the use of filler metal. Pressure as herein used refers to pressure necessary to the welding process. C26-77.1 of the Administrative Code.
- 2.8 HORIZONTAL POSITION—
 - 2.8.1—FILLET WELD. The position of welding wherein welding is performed on the upper side of an approximately horizontal surface and against an approximately vertical surface.
 - 2.8.2—GROOVE WELD. The position of welding wherein the axis of the weld lies in an approximately horizontal plane.
- 2.9 LAYER. A stratum of weld metal consisting of one or more interwoven beads.
- 2.10 OVERHEAD POSITION. The position of welding wherein welding is performed from the underside of the joint.
- 2.11 OVERLAP. Protrusion of weld metal beyond the bond at the toe of the weld.
- 2.12 OXYGEN CUTTING. A group of cutting processes wherein the severing of metal is effected by means of the chemical reaction of oxygen with a base metal at elevated temperatures. In the case of oxidation-resistant metals, the reaction is facilitated by the use of a flux. C26-103.1 of the Administrative Code.
- 2.13 PENETRATION. The linear distance that the deposited metal penetrates below the original surface of the base metal (formerly 2.16).
- 2.14 PLUG WELD. A circular weld made by either arc or gas welding through one member of a lap

or tee joint joining that member to the other. The weld may or may not be made through a hole in the first member. If a hole is used, the walls may or may not be parallel and the hole may be partially or completely filled with weld metal. (A fillet-welded hole or a spot weld should not be construed as conforming to this definition.)

- 2.15 ROOT OF WELD. The points as shown in cross-section at which the bottom of the weld intersects the base metal surfaces. C26-129 (CL) of the Administrative Code (1.122).
- 2.16 SLOT WELD. A weld made in an elongated hole in one member of a lap or tee joint joining that member to that portion of the surface of the other member which is exposed through the hole. The hole may be open at one end and may be partially or completely filled with weld metal. (A fillet-welded slot should not be construed as conforming to this definition.)
- 2.17 SUPERINTENDENT. Wherever the word "Superintendent" appears in these Rules, it shall mean the Borough Superintendent of Housing and Buildings of the borough having jurisdiction (formerly 2.19).
- 2.18 TACK WELD. A weld made to hold parts of a weldment in proper alignment until the final welds are made.
- 2.19 UNDERCUT. A groove melted into the base metal adjacent to the toe of a weld and left unfilled by weld metal.
- 2.20 VERTICAL POSITION. The position of welding wherein the axis of the weld is approximately vertical.
- 2.21 WELDS. The term "butt weld" shall mean a weld in a butt joint. The term "groove weld" shall mean a weld made in the groove between two members to be joined. The size of a groove weld shall be expressed in terms of joint penetration or depth of chamfering plus the root penetration. The term "fillet weld" shall mean a weld of approximately triangular cross-section joining two surfaces approximately at right angles to each other in a lap joint, tee joint or corner joint. The size of an equal leg fillet weld shall be expressed in terms of leg length of the largest isosceles right-triangle which can be inscribed within the fillet-weld cross-section. The size of an unequal leg fillet-weld shall be expressed in terms of the leg lengths of the largest right-triangle which can be inscribed within the fillet-weld cross-section. C26-158.0 of the Administrative Code.
- 2.22 WELD DIMENSIONS. The term "weld dimensions" shall be expressed in terms of their size and length. C26-158.0 of the Administrative Code.
- 2.23 WELD LENGTH. The term "weld length" shall mean the unbroken length of the full cross-section of the weld exclusive of the length of any craters. C26-158.0 of the Administrative Code.

Rule 3. Design and Supervision.

- 3.1 The licensed architect or licensed professional engineer designing or supervising the construction of a welded structure shall be experienced and skilled in such work. C26-515.0 (c) (8.6.2.3.3).
- 3.2 PERMISSIBLE UNIT STRESSES.

In the design of welded structures or parts thereof the stress at every connection must be accurately calculated and the required amount and the exact type and location of weld and filler metal with respect to the parts joined be specified.

 - 3.2.1—Welded joints shall be so proportioned that the maximum stresses shall be less than the following amounts in pounds per square inch:

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Shear on section through the throat of a weld, or on the faying surface area of a plug or slot weld 13,500
Tension on section through the throat of a butt weld 20,000
Compression on section through the throat of a butt weld 20,000
Maximum fiber stresses in butt welds, due to bending, shall be less than the maximum values allowed above for tension and compression, respectively. The stress in a fillet-weld shall be considered as shear on the throat for any direction of stress. Neither plug nor slot welds shall be assigned any value in resistance to stresses other than shear. C-26-368.0(c)7 of the Administrative Code.

3.2.2 Adequate provision shall be made for bending stresses due to eccentricity in the disposition or section of base metal parts (formerly 3.2.3).

3.3 WORKING STRESSES FOR WINDLOADS.

When the stress in any member due to wind is less than $33\frac{1}{3}\%$ of the stress due to live and dead loads, it may be neglected. For combined stresses due to wind and other loads, the permissible working stresses may be increased $33\frac{1}{3}\%$, provided the section thus found is at least that required by the dead and live loads alone. For stresses due to wind only, the permissible working stress shall be the same as for live and dead loads. (C26-372.0, 373.0 and 374.0 of the Administrative Code (7.4.8).)

3.4 WELDED GIRDERS. In welded girders the connection of component parts of flanges to each other and of flanges to webs shall be by continuous or intermittent welds designed to transmit the stress.

3.5 Girders shall be proportioned either by their moments of inertia or by the flange-area method; in the latter method, when applied to a welded girder having no holes in the web, $1/6$ of the web area may be considered a part of the area of each flange.

3.6 BEAMS. The use of continuous beams and girders, shall be permitted provided their welded connections be designed to transmit the stresses involved in continuous beam construction and columns are designed for the moment added by such construction. At the ends of non-continuous beams, the connections shall be designed to avoid excessive secondary stresses due to bending.

3.7 FILLET WELDS. Intermittent fillet welds may be used to transfer calculated stress across a joint of faying surfaces when the strength required is less than that developed by a continuous fillet weld of the smallest practical size. The effective length of any segment of intermittent fillet welding shall be not less than 4 times the weld size with a minimum of $1\frac{1}{2}$ inches. The clear spacing between the effective lengths of such segments at the edges of plates and the unsupported edges of rolled shapes carrying calculated stress shall not exceed the following number of times the thickness of the thinner part joined:

16 times for compression

24 times for tension

and shall, in no case, be more than 12 inches. The effective length of longitudinal fillet welds at the edges of built-up members shall be not less than the width of the component part joined.

3.8 WELDS IN SLOT OR HOLES

3.8.1—Plug or slot welds may be used in plates not more than one inch thick where subjected principally to shearing stresses or where needed to prevent buckling of lapped parts.

3.8.2—The transverse spacing between slots shall not exceed 8 inches unless the design otherwise prevents excessive transverse bending in the connection.

3.8.3—If the material is not over $\frac{5}{8}$ inch in thickness, the hole shall be filled with weld metal

approximately flush with the surface of the part; if the material is over $\frac{5}{8}$ inch in thickness, the hole shall be filled with weld metal at least to $\frac{5}{8}$ inch in depth.

3.8.4—Holes for plug welds shall be circular. The diameter of the hole shall not be less than the thickness of the part containing the hole plus $\frac{1}{8}$ inch, rounded to the next greater odd sixteenth. It shall not be greater than 3 times the thickness of the weld metal.

3.8.5—The width of slot shall not be less than the above-specified diameter for plug welds. The maximum length of slot shall not exceed 10 times the thickness of the part containing the slot.

3.8.6—The ends of slots shall be semi-circular or shall have the corners rounded to a radius not less than the thickness of the part containing the slot.

3.9 FIELD RIVETED, BOLTED AND WELDED CONNECTIONS. C26-521.0 of the Administrative CODE) (8.6.2.9) (formerly 3.11).

3.9.1 In tier structures less than 125 feet high, in which the height is less than two and one-half times the minimum horizontal dimension, all column splices and field connections may be bolted (formerly 3.11.1).

3.9.2 In structures in which the height is over 100 feet and is more than two and one-half times the minimum horizontal dimension, and in structures 100 feet or less in height in which the height is more than four times the minimum horizontal dimension, column splices and connections to columns shall be riveted or welded (formerly 3.11.2).

3.9.3 In structures over 125 feet in height and in all structures of a special character, connections of beams and girders to columns, and beams and girders bracing columns shall be riveted or welded. Column splices in structures 200 feet or more in height shall be riveted or welded. Column splices in tier structures less than 200 feet high (except as provided in the preceding paragraph) may be bolted (formerly 3.11.3).

3.9.4 All other field connections may be bolted (except that, in all structures, the connections for supports for running machinery or other moving loads shall be riveted or welded) (formerly 3.11.4).

3.9.5 Within existing structures steel work for alterations, or additions (except to the main structural framework), which do not affect existing column splices, connections and other riveted or welded work, may be bolted (formerly 3.11.5).

3.10 COMPLETION OF WORK

Upon the completion of all structural welding operations, the licensed architect or licensed professional engineer responsible for the design of the structure shall certify to the Borough Superintendent that the fabrication and welding of such structure have been carefully inspected and that the requirements of his design and these Rules have been fulfilled in every respect by the contractor who has done the welding (formerly 3.12).

Rule 4. Board of Examiners for Welders.

4.1 The Board of Examiners for Welders provided for in C26-209.0 of the Administrative Code (2.3), shall be appointed by the Commissioner of Housing and Buildings from members of the staff of the Department as recommended by the Borough Superintendents. All certificates of qualification issued shall be uniform for the five Boroughs. There shall be a separate certificate for gas welding and for electric

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arc welding, which certificates shall not be interchangeable and shall apply specifically to the type of work to be done and shall be issued in accordance with Rule 5.

4.2 WELDERS TO BE QUALIFIED. No person shall perform welding work on any structural member of a structure without having obtained a certificate of qualifications from the Board of Examiners for Welders. C26-211.0 of the Administrative Code (2.3.2).

4.2.1 Before a certificate of qualification may be issued authorizing a person to perform welding work on any structural member of a structure, the person applying for such certificate shall have been qualified as provided in Subdivision b of Section C26-381.0. A certificate of qualification shall be issued to each applicant upon proof of his qualifications and upon the payment of a fee of five dollars. The annual renewal fee shall be two dollars. C26-211.0 of the Administrative Code.

4.2.2 No person shall be eligible for a certificate of qualification to perform welding work as provided in this section unless he is a citizen of the United States of America.

4.2.3 The Borough Superintendent may revoke or suspend a certificate of qualification of any person, if workmanship on any structural welding is such as to indicate incompetency or negligence which might endanger a structure or result in injury to humans.

4.2.4 Renewal of a certificate may be made without additional requalification test if the applicant's record indicates satisfactory welding experience during the previous year.

4.2.5 Certificates for gas welding and certificates for electric welding, including provisions for welding performed by each welder for the current year, shall be on forms as approved by the Board of Standards and Appeals.

Rule 5. Qualification Test for Welders.

5.1 Before the examiners for welders shall issue a certificate of qualification, the applicant shall pass the operator qualification tests prescribed in Part II, Operator Qualification of the Standard Qualification Procedure, 1941 edition, issued by the American Welding Society. Such qualification tests shall be conducted by the examiners for welders or their representative, but in the discretion of the examiners for welders, documentary or other evidence or both to the effect that the applicant has passed the prescribed qualification tests, conducted by a standard testing laboratory may be accepted as satisfactory proof of such applicant's fitness to make structural welds. C26-381.0 of the Administrative Code.

5.2 Qualification for arc welding shall not constitute qualification for gas welding, and vice versa.

5.3 The foregoing provisions are not intended to bar an applicant from further trial in case of one or more failures, or to require a welder who has passed the tests to qualify anew for every job he may undertake.

5.4 QUALIFICATION REQUIREMENTS

5.4.1—For qualification to make groove welds in material up to and including $\frac{3}{4}$ inch thick, the

welder shall be required to make a test weld in material $\frac{3}{8}$ inch thick as shown in Figure 1(a). (Figure 1(b) may be used for oxy-acetylene welding).

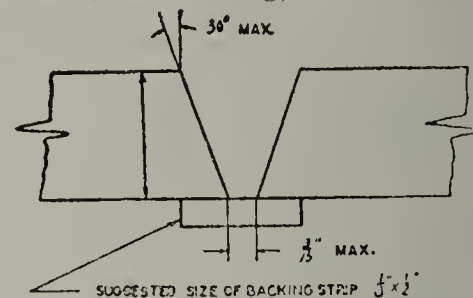


Fig. 1(a)—Butt Joint for Plate $\frac{3}{8}$ In. Thick

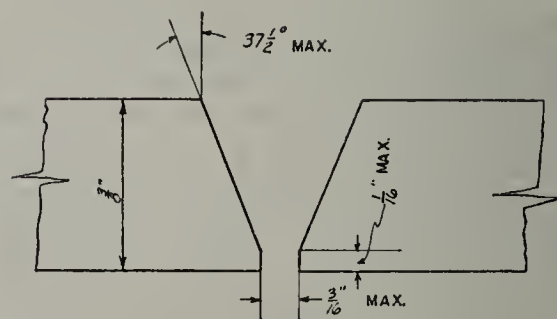


Fig. 1(b)—Alternate Butt Joint for Plate $\frac{3}{8}$ In. Thick (May be Used for the Oxyacetylene Process Only)

For qualification to make groove welds in material over $\frac{3}{4}$ inch thick, the welder shall be required to make a test weld in material 1 inch thick as shown in Figure 2(a). (Fig. 2(b) may be used for oxy-acetylene welding.)

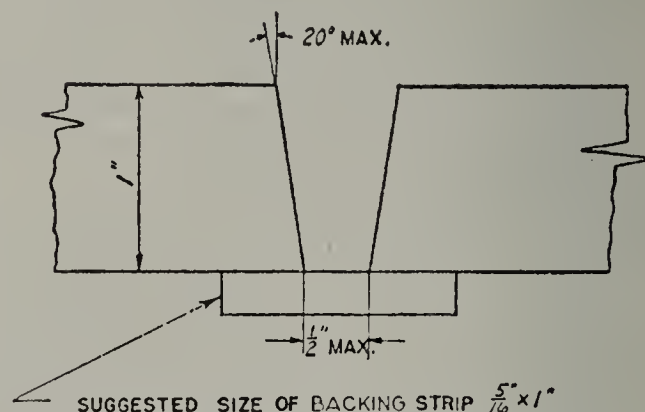


Fig. 2(a)—Butt Joint for Plate 1 In. Thick.

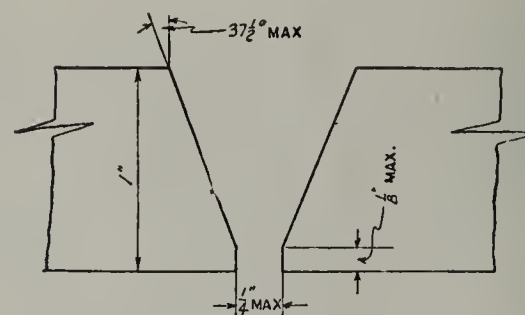


Fig. 2(b)—Alternate Butt Joint for Plate 1 In Thick (May be Used for the Oxyacetylene Process Only)

If a test weld is made in the one inch thickness, no test need be made in the $\frac{3}{8}$ inch thick-

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ness. The prescribed test weld shall be made in the horizontal, vertical and overhead positions by all welders except those welders who are to be permitted to make groove welds only in the flat position in the shop; such welders shall be required to make a test weld in the flat position only.

5.4.2—For qualification to make fillet welds, a test weld as shown in Figure 3 shall be made in the vertical and overhead positions by each welder except those welders who are to be permitted to make fillet welds only in the flat and horizontal positions in the shop; such welders shall be required to make a test weld in the horizontal position only.

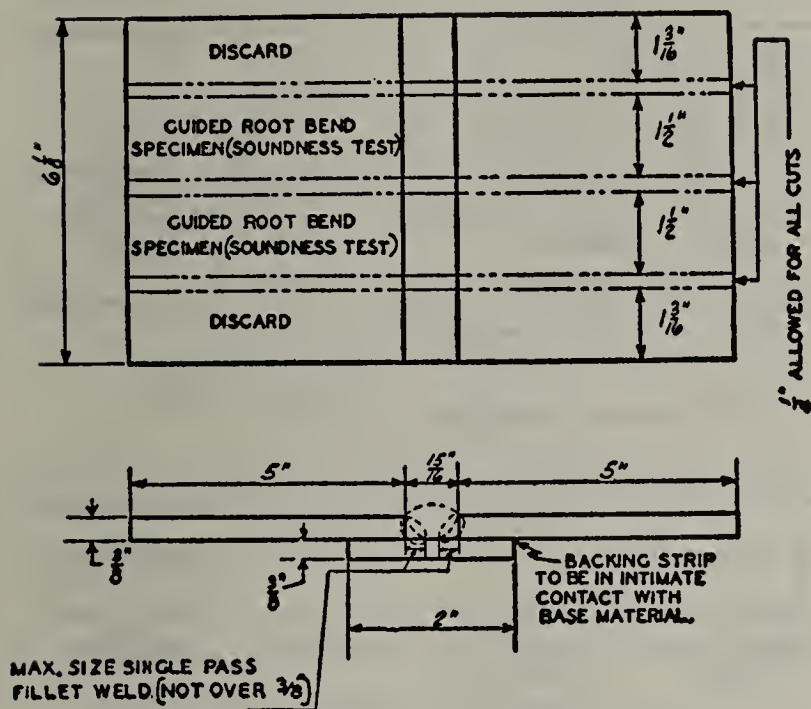


Fig. 3—Test Weld for Soundness Tests

5.4.3—Two specimens as shown in Figure 4 shall be removed from each test groove weld in the 3/8 inch thick material. Two specimens as shown in Figure 5 shall be removed from each test groove weld in the 1 inch thick material. Two specimens as shown in Figure 6 shall be removed from each test filled weld.

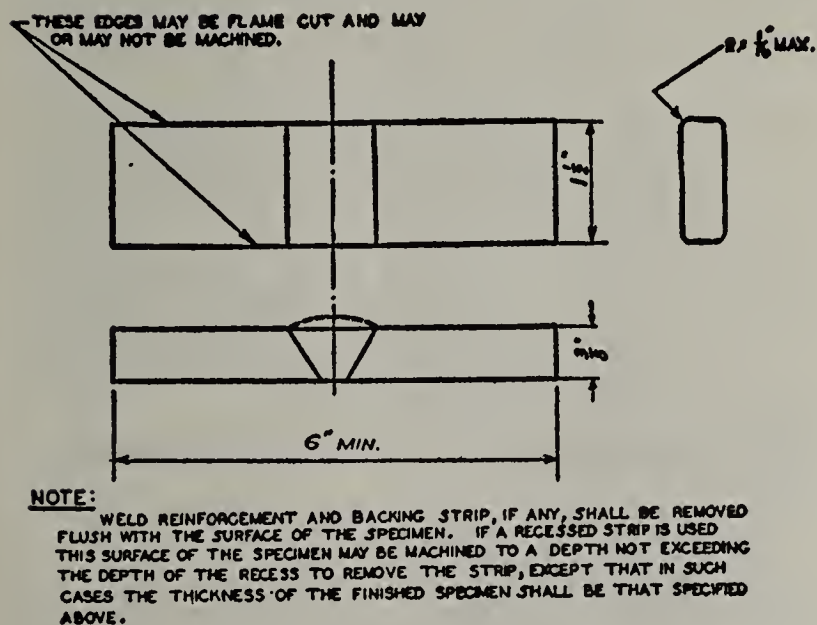


Fig. 4—Face- and Root-Bend Specimens

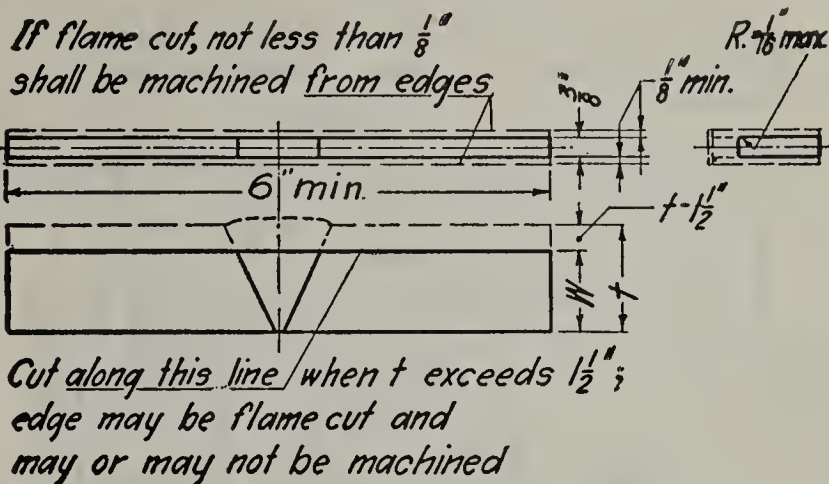


Fig. 5—Side-Bend Specimen

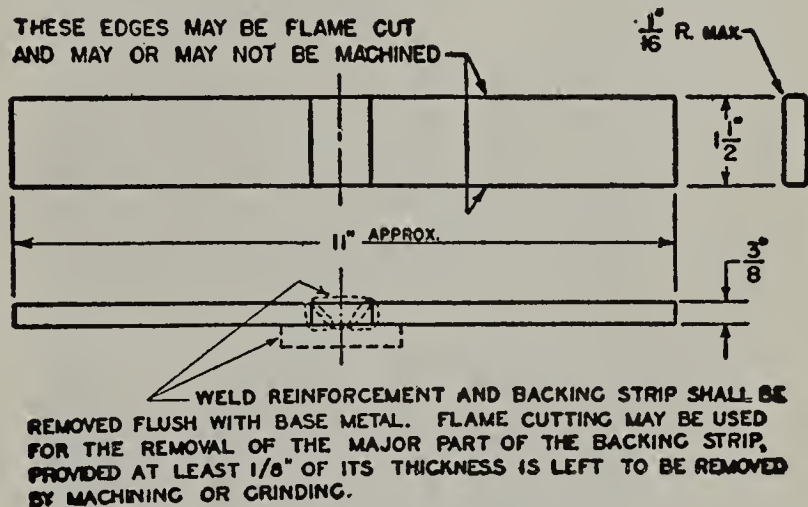


Fig. 6—Fillet-Weld-Soundness Test Specimen

5.4.4—Each of the specimens shall be bent in a jig having a working contour shown in Figure 7 and otherwise substantially in accordance with that figure. Any convenient means may be used for moving the plunger member with relation to the die member. The specimens shall be placed on the die member of the jig with the weld at mid-span. One of the specimens removed from the 3/8 inch groove welded material shall be placed with the face of the weld directed toward the gap, the other with the root of the weld directed toward the gap. Both specimens removed from the 1 inch groove-welded material shall be placed with that side showing the greater defects, if any, directed toward the gap. Both fillet welded specimens shall be placed with the root of the weld directed toward the gap. The two members of the jig shall be forced together until the curvature of the specimen is such that a 1/32 inch diameter wire cannot be passed between the curved portion of the plunger member and the specimen. The specimen shall then be removed from the jig.

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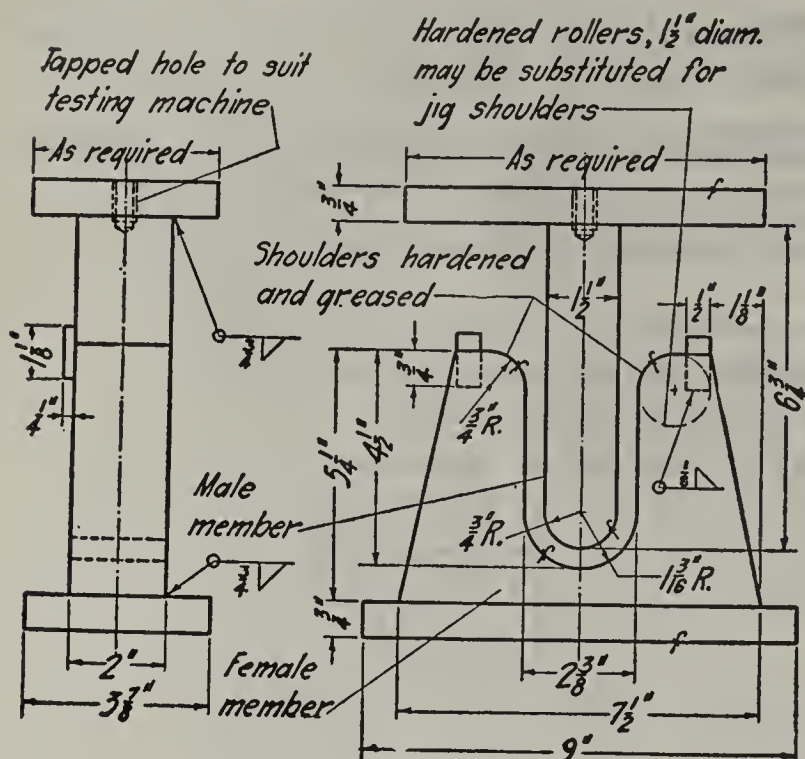


Fig. 7—Guided-Bend Test Jig

5.4.5—The convex surface of each specimen tested shall be examined for the appearance of cracks or other open defects. Any specimen in which a crack or other open defect is present after bending, exceeding $\frac{1}{8}$ inch measured in any direction, shall be considered as having failed. Cracks occurring on the corners of the specimen during testing shall not be considered.

5.4.6—In the foregoing tests, base material and filler metal, conforming to the specifications listed in Rule 7, in an amount adequate to provide for the removal of the required specimens shall be provided. A minimum of $1\frac{1}{8}$ inches from the end of each test weld shall be discarded before removing the test specimens. All welds shall conform to the general requirements of good workmanship and the particular practices set forth in Rule 6.

5.5 RE-TESTS. In case a welder fails to meet the requirements of one or more test welds, a re-test may be allowed under the following conditions:

5.5.1—An immediate re-test may be made which shall consist of two test welds of each type of which he failed, all of which shall meet all the requirements specified for such welds.

5.5.2—A re-test may be made provided there is evidence that the welder has had further training or practice. In this case a complete re-test shall be made.

Rule 6. Quality of Welds.

6.1 The quality of welds permitted under these Rules shall conform to the requirements of Section 2, Design of Welded Connections, and Section 4, Workmanship of the Standard Code for Arc and Gas Welding in Building Construction, 1946 edition, of the American Welding Society. C26-38.0 of the Administrative Code, and shall conform to the following:

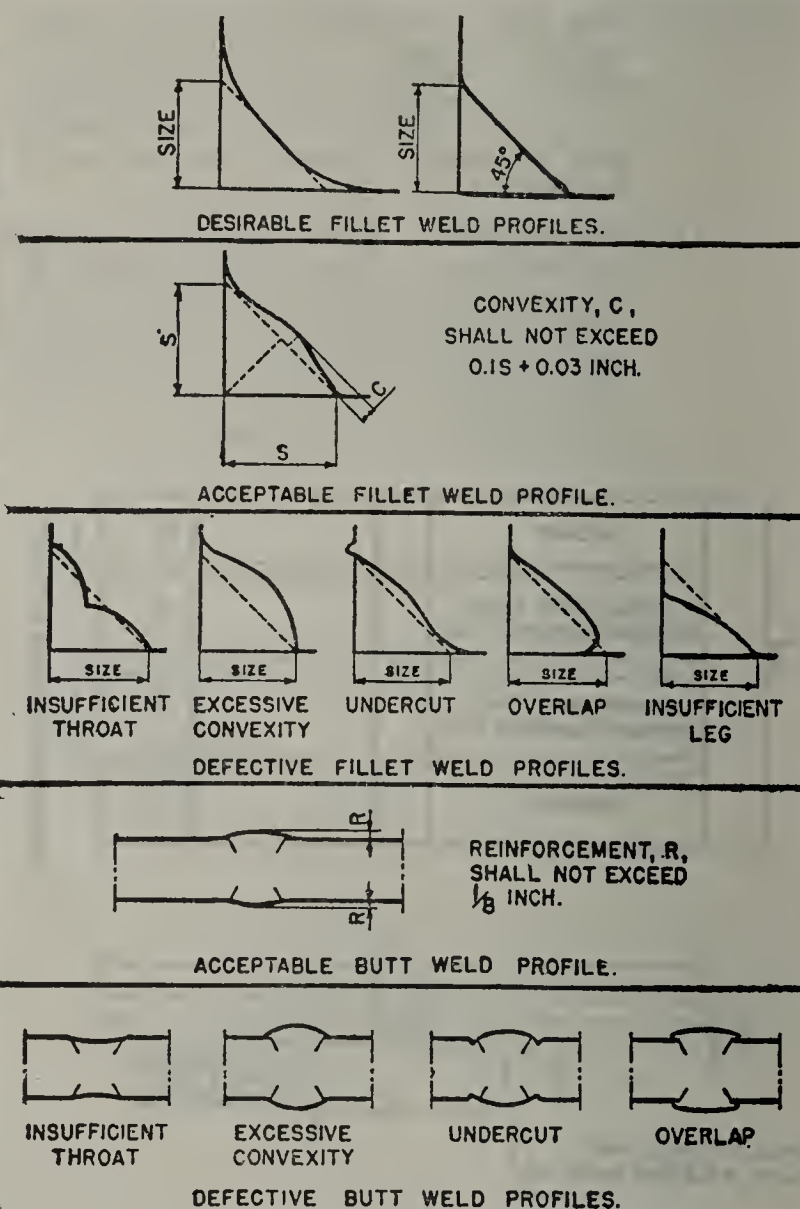


Fig. 8—Acceptable and Defective Weld Profiles

6.1.1—Weld metal shall be solid throughout except that very small gas pockets and small inclusions of oxide or slag may be overlooked if well dispersed.

6.1.2—There shall be complete fusion between the weld metal and the base metal and between successive passes throughout the joint.

6.1.3—Welds shall be free from overlap and the base metal free from undercutting. Acceptable and defective weld profiles are shown in Figure 8.

6.1.4—All craters shall be filled to the full cross-section of the weld.

6.2 Defective or unsound welds shall be corrected by removing or replacing the welds, or where possible, by the removal of the defective portions of base metal and weld metal down to sound metal and the disposition of additional weld metal. A cracked weld shall be removed throughout its entire length, unless by the use of acid etching, magnetic inspection or other equally positive means, the extent of the crack can be ascertained to be limited in which case sound metal 2 inches or more beyond each end of the crack need not be removed.

Rule 7. Specifications for Welding Materials.

7.1 Structural steel shall conform to A.S.T.M. Specifications A-7-36 or A-9-36.

7.2 FILLER METAL

7.2.1—All gas welding rods shall conform to one of the classifications established by the Specifi-

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cations for Iron and Steel Gas-Welding Rods, 1946 editions, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A251-46T; AWS designation A5.2-46T), and shall be suitable for the conditions of intended use. C26-324.0 (a) of the Administrative Code

7.2.2—All mild steel electrodes shall conform to one of the classifications established by the Specifications for Mild Steel Arc-Welding Electrodes, 1948 edition, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A233-48T AWS designation A5.1-48T), and shall be suitable for the conditions of intended use. C26-324.0(b) of the Administrative Code.

7.2.3—All electrodes for welding of steels covered by Section C26-323.0 of the Administrative Code shall conform to one of the appropriate classifications established by the Specifications for Low-Alloy Steel Arc-Welding Electrodes, 1948 edition, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A316-48T; AWS designation A5.5-48T), or the Specifications for Corrosion-Resisting Chromium and Chromium-Nickel Steel Welding Electrodes, 1948 edition, issued jointly by the American Society for Testing Materials and the American Welding Society (ASTM designation A298-48T; AWS designation A5.4-48T) and shall be suitable for the conditions of intended use. C26-324.0(c) of the Administrative Code.

Rule 8. Oxygen Cutting of Structural Steel.

8.1 USE OF OXYGEN CUTTING TORCH. C-26-526.0(a) to (g) of the Administrative Code.

8.1.1—COMPETENCE TO USE OXYGEN CUTTING TORCH. Contractors desiring to do oxygen cutting shall satisfy the superintendent as to their ability to produce satisfactory oxygen cuts.

8.1.2—OXYGEN CUTTING OF STRUCTURAL STEEL WHILE CARRYING STRESS. It shall be unlawful to do oxygen cutting on any member while it is carrying stress, except for detail cutting to correct minor fabricating errors where the removal of metal resulting from such detail cutting would leave unimpaired the required strength of the members to be cut.

8.1.3—OXYGEN CUT EDGES. Oxygen cut edges shall be smooth and regular in contour.

8.1.4—OXYGEN CUTTING IN PREPARATION FOR WELDING. Oxygen cutting may be used in the preparation of base metal parts for welding provided the edges are thoroughly cleaned after cutting so as to expose clean steel.

8.1.5—MILLING OF SURFACES BY OXYGEN CUTTING. It shall be unlawful to do oxygen cutting to replace the milling of surfaces.

8.1.6—OXYGEN CUTTING OF UNDESIGNED HOLES. It shall be unlawful to do oxygen cutting of holes in a member designed without provision therefor.

8.1.7—RADIUS & AREA OF RE-ENTRANT OXYGEN CUT FILLETS. The radii of re-entrant oxygen-cut fillets shall be as large as possible and at least one inch. To deter-

mine the net area of members so cut, $\frac{1}{8}$ of an inch shall be deducted from the oxygen cut edges.

Rule 9. Supervision and Inspection.

9.1 Any welding to be done on a structure or any part thereof shall be performed under the supervision of a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect or licensed engineer. Such agency shall be acceptable to the Borough Superintendent.

9.1.1 The Borough Superintendent may, in the case of minor welding operations, including stairs and fire escapes, waive the requirements for inspection by a testing agency or inspection agency, if in his judgment such inspection may be adequately made by an inspector of welding employed regularly in the Department of Housing and Buildings.

9.2 The agency as provided for in 9.1 shall take adequate means to assure that the preparing, oxygen cutting, assembling and welding of the joints of the structure conform to the design and that the resulting structure is free from deficiencies and injurious defects. He shall keep and submit daily to the licensed architect or licensed professional engineer responsible for the work adequate records of the progress of the work, of difficulties experienced, and of his decision of acceptance and rejection. His records shall allocate a definite and personal responsibility for his acceptance of every weld as to size, location, type of filler metal used and quality of workmanship, and shall evidence that no weld called for in the design has been omitted. He shall require that each welder stamp his identification symbol on his work, and the inspector after inspecting each weld shall do likewise.

9.2.1 He shall inspect for defects and irregularities, plate cracks adjacent to or behind welds, crater cracks or cracks in the weld metal.

9.2.2 He shall gauge all welds for deficiency of throat or other critical cross-section.

9.2.3 He shall carefully observe and reject undercutting, overlap or lack of fusion at edges of weld, lack of penetration, or porosity, location of craters, size and shape of bead, and order occasional chipping to determine penetration and correct all or any irregularities of workmanship contrary to the design.

9.3 The contractor who is to do welding shall be approved by the Borough Superintendent. He shall submit to the Borough Superintendent a statement that the work will be done in accordance with these rules and the Administrative Code and shall include in such statement, the detailed procedure he proposes to follow, which shall include the following:

That each welder or group of welders shall be under the continual supervision of an experienced foreman.

That only welders qualified under these rules be employed. Each welder shall exhibit, when required, his Certificate of Qualification.

That each welder shall be provided with proper gauges to check his work.

That the foreman shall be able to read blueprints and shall lay out and allocate the work each welder is to perform and he shall carefully observe the burn-off of the electrode; the fusion, and penetration of crater; the formation of the bead; and the sound of the arc.

That only the base metal and filler metal conforming to the job specifications and these rules be used.

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That the welding equipment furnished shall have proper characteristics to allow good work. That whenever deemed necessary by the Borough Superintendent, such tests of the finished welds, shall be made as required by him.

Rule 10. Workmanship on Welded Structures.

- 10.1 The quality of welds permitted under this title shall conform to the requirements of Section 2, Design of Welded Connections, and Section 4, Workmanship of the Standard Code for Arc and Gas Welding in Building Construction, 1946 edition, of the American Welding Society. C26-381.0(c) of the Administrative Code.
- 10.2 The arrangement of the joints to be welded shall be such as to enable the welder to have an unobstructed view of the surfaces to be welded at all times during the welding operation. (formerly 10.1)
- 10.3 Welds found deficient in dimensions, but not in quality may be enlarged by additional welding. Where a deficient weld renders the weld inaccessible or has caused new conditions which would make reinforcement dangerous or ineffectual, the weld shall be removed and original conditions restored or in lieu thereof a revised design, correcting this condition, shall be submitted to the Borough Superintendent.
In removing defective parts of a weld, the gouging, chipping or grinding, shall not extend into the base metal any substantial amount beyond the depth of weld penetration unless cracks or other defects exist in the base metal.
- 10.4 All complete-penetration butt welds, except when produced with the aid of a backing or welded from both sides in square edge material not more than 5/16 inch thick with root opening not less than one-half the thickness of the thinner part joint, shall have the root of the initial layer gouged or chipped out on the back side before welding is started from that side. Butt welds made with the use of a backing of the same material as the base metal shall have the weld metal thoroughly fused with the backing. Backing strips may be removed by means of oxygen cutting, after welding is completed, provided the weld surface is left flush or slightly convex with full throat thickness.
- 10.5 To insure soundness, the ends of butt welds carrying stresses approaching the maximum allowable working stress shall be extended past the edges of the parts joined, by means of short extension bars providing a similar joint preparation and having a width not less than the thickness of the thicker part joined. If extension bars are removed upon completion of the weld, the ends of the weld shall be smooth and flush with the edges of the abutting parts. Where the metal is not more than 3/4 inch in thickness, the extension bars may be omitted if the ends of the butt weld are chipped or cut down to solid metal, and side welds are applied to fill out the ends to the same reinforcement as the faces of the weld.
- 10.6 Tack welds located where the final welds will later be made shall be subject to the same quality requirements as the final welds. Where tack welds are encountered in the final welding, they shall be cleaned and fused thoroughly with the final weld. Defective, cracked or broken tack welds shall be removed before final welding.
- 10.7 Surfaces to be welded shall be free from mill scale, rust, paint or other foreign matter. A thin coat of linseed oil or its equivalent over the surfaces to be

welded need not be removed. These provisions shall apply to new structures and where new steel is to be welded to steel in any existing structure.

Structural steel shall not be painted on any areas where shop or field welding is to be performed except that a coat of linseed oil without pigment may be used for temporary protection. However, structural members which have been painted, may be welded, provided that the paint is completely removed from the areas to be welded. Parts which are welded in the shop, to be erected by bolts or rivets, shall receive the usual painting if any is required after the shop welding is finished. Parts to be field welded shall receive a coat of linseed oil after shop work is completed, and after erection and field welding, they shall be given two coats of acceptable metal protection if painting is required. C26-522.0 of the Administrative Code (8.6.2.10). (formerly 10.4)

- 10.8 Where rivets are under load there shall be no welding at the connections between structural members so riveted unless precautions are taken to prevent loss of tension of rivet in a manner approved by the Borough Superintendent. (See 3.9.5 (formerly 10.5))
- 10.9 In assembling and during welding the component parts of a built up member shall be held by sufficient clamps or other adequate means shall be employed for temporary fastening the members together and bracing the framework until the joints are welded. This shall consist of erection bolts or positive devices impairing sufficient strength and stiffness to resist all temporary weights and lateral forces, including wind.
For all welded structures, erection bolts, or equivalent means shall be employed for temporarily supporting the members, and existing loads, and for insuring proper alignment.
The temporary support of girders carrying columns or other heavy loads shall be made rigid by such means as shall be designed by the licensed architect or licensed professional engineer in charge and approved by the Borough Superintendent.
In tier building erection, members shall not be erected more than two tiers, or more than one-column length above any column connections yet unwelded. (formerly 10.6)
- 10.10 The welder shall be protected by adequate covering against high winds, rain, snow or sleet.
Where there is an accumulation of water, ice or snow in the joint to be welded, same shall be removed and the joint made dry before welding.
No welding shall be done when the temperature of the base metal is below 0°F. At temperatures between 32° and 0°F, the surface of all areas within three inches of the point where a weld is to be started, shall be heated to a temperature at least warm to the hand before welding is started.

Rule 11. Metal Chimneys, Tanks, Stairs and Fire-Escapes.

Metal Chimneys, Tanks, Stairs and Fire-Escapes and all material entering into their construction, when welded, shall conform to these Rules.

- 11.1 Stairs and fire-escapes shall be considered as light structural steel and where shop welded, shall have attached thereto a tag or label, affixed by the standard Testing Agency, to the effect that these Rules have been complied with.

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Rule 12. Welding Symbols.

12.1 To provide for uniformity when plans are filed with the Borough Superintendent, welding shall be designated by symbols conforming to the Standard Welding Symbols of the American Welding Society as given in Figure 9.

ARC AND GAS WELDING SYMBOLS										
TYPE OF WELD										
BEAD	FILLET	GROOVE					PLUG & SLOT	FIELD WELD	WELD ALL AROUND	FLUSH
LOCATION OF WELDS										
ARROW (OR NEAR) SIDE OF JOINT		OTHER (OR FAR) SIDE OF JOINT				BOTH SIDES OF JOINT				
SEE NOTE 5		INCLUDED ANGLE 90°				SIZE INCREMENT LENGTH				
FIELD WELD		SIZE 3/4				WELD ALL AROUND				
FLUSH		ROOT OPENING				OFFSET IF STAGGERED				
SIZE		SEE NOTE 5				PITCH OF INCREMENTS				

1. THE SIDE OF THE JOINT TO WHICH THE ARROW POINTS IS THE ARROW (OR NEAR) SIDE AND THE OPPOSITE SIDE OF THE JOINT IS THE OTHER (OR FAR) SIDE.
2. ARROW SIDE AND OTHER SIDE WELDS ARE SAME SIZE UNLESS OTHERWISE SHOWN.
3. SYMBOLS APPLY BETWEEN ABRUPT CHANGES IN DIRECTION OF JOINT OR AS DIMENSIONED. (EXCEPT WHERE ALL AROUND SYMBOL IS USED).
4. ALL WELDS ARE CONTINUOUS AND OF USER'S STANDARD PROPORTIONS, UNLESS OTHERWISE SHOWN.
5. TAIL OF ARROW USED FOR SPECIFICATION REFERENCE (TAIL MAY BE OMITTED WHEN REFERENCE NOT USED.)
E.G. "C. A."—AUTOMATIC SHIELDED CARBON ARC
"S. A."—AUTOMATIC SUBMERGED ARC.
6. IN JOINTS IN WHICH ONE MEMBER ONLY IS TO BE GROOVED, ARROW POINTS TO THAT MEMBER.
7. DIMENSIONS OF WELD SIZES, INCREMENT LENGTHS, AND SPACINGS, IN INCHES.

Fig. 9—Legend for Use on Drawings Specifying Arc and Gas Welding.

Appendix I. Requirements for Arc and Gas Welds.

Technique of Arc Welding.

Manual arc welding shall conform to the following requirements:

Arc length, voltage and amperage shall be suited to the thickness of material, type of groove and other circumstances attending the work.

The electrode manipulation during welding shall be such as to insure that: (1) the base metal is in a fused state when the filler metal makes contact with it; (2) the weld metal does not overflow upon any unfused base metal; (3) the base metal is not undercut along the weld edges; (4) the flowing metal floats slag, oxides and gas bubbles to the surface behind the advancing pool. In case any of these requirements be unattainable by manipulation, the current shall be adjusted or the electrode size changed.

The maximum permitted size of electrode shall be 3/16 inch, except that for horizontal fillet welds it may be 1/4 inch, and, in flat position welding, for the passes following a root pass it may be 5/16 inch.

The maximum thickness of weld metal that may be built up behind the advancing arc shall be 1/8 inch, except that a root pass of a butt weld may be 1/4 inch, and except that a single pass fillet weld, or the root pass of a multi-pass fillet weld, may be made up to the maximum size permitted in the next paragraph.

The maximum size of fillet weld that may be made in one pass shall be 5/16 inch, except that, for vertical welds made upward the maximum size made in one pass shall be 1/2 inch.

Each time the arc is started the electrode travel shall be delayed until base metal fusion at the starting point is as-

sured. At the completion of a pass, the electrode travel shall be delayed sufficiently to fill the arc crater.

After every interruption of the arc except at completion of a pass, the arc shall be restarted ahead of the previous deposit and then moved back to fill the crater; or such alternative technique shall be used as will equally well insure complete filling of the crater, complete fusion between the new and old deposits and the base metal at the point of junction, and complete resultant continuity of weld.

Before welding over previously deposited weld metal, all traces of slag shall be removed from the deposit, by chipping if necessary, and the deposit and adjoining base metal shall be wire-brushed until clean at all points. This requirement shall apply not only to successive layers, but also to successive beads and to the overlapping area wherever a junction is made on starting a new electrode, but it shall not apply to the making of plug and slot welds deposited in the flat position.

In making plug and slot welds the metal may be deposited by a continuous manipulation of the electrodes which will keep the slag molten and floating on the top of the pool. The technique used shall be one which will insure the deposition of sound weld metal free from any slag inclusions and shrinkage cracks.

Technique of Gas Welding

(a) The welding flame shall be either neutral or slightly reducing, as appropriate for the work.

The size of the inner cone or cones shall be regulated to suit the thickness of base metal, the criterion being heat production at a rate which maintains a quiet pool of molten metal and causes fusion of the filler metal with both base metal parts. The orifice of the welding tip shall be clean at all times.

(b) The size of welding rod shall be suited to the base metal thickness, the size of the pool of molten metal to be maintained, and the size of the inner cone or inner cones of the welding flame or flames, the criterion for correct welding-rod size being that it permits maintaining a welding pool of the required size in a quiet molten state.

(c) When starting a weld, the base metal shall be heated to a dull red for a distance of 1 to 2 inches along the joint before filler metal is added. Whenever welding is interrupted, this preheating shall be repeated before resuming addition of filler metal.

(d) The welding torch and the welding rod shall be manipulated in such manner as to maintain a pool of molten weld metal, without concentrating the heat sufficiently to burn or otherwise injure the base metal or weld metal. The end of the welding rod shall be kept within the pool of molten metal at all times during welding. Special care shall be exercised to avoid disturbance of the rear edge of the pool and thereby to avoid slag becoming entrapped in the molten metal.

Either backhand or forehand technique may be employed. The weld shall be formed by advancing the welding rod and flame and thereby advancing the pool of molten metal and allowing the metal at the rear end of the pool to freeze progressively. The flame shall be alternately advanced and retracted in such manner as to preheat the base metal surfaces ahead of the advancing pool of metal to a state of surface fusion. The manipulation shall be such as to prevent the pool from overflowing the base metal which has not yet melted at its surface.

When welding in vertical and overhead positions the pool of molten metal shall not be so deep as to flow out of bounds or overflow upon unfused base metal. However, special care shall be exercised to maintain the pool in a sufficiently liquid state to avoid entrapping surface oxides or slag in the weld metal.

(e) When making fillet welds in the horizontal position, the flame shall be directed more against the horizontal face than against the vertical face. The welding rod and flame shall be manipulated so as to assure thorough fusion at the root.

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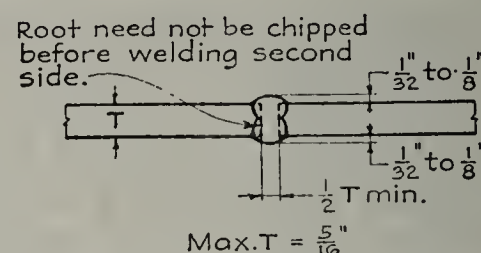
(f) When making butt welds in the flat position, the welding rod and flame shall be manipulated in such manner that the base metal at the root is fused slightly in advance of the higher portions of the walls, in order that the pool of molten metal shall not overflow into the root in advance of where the base metal is fused.

(g) No limit is prescribed for the thickness of weld which may be formed in one layer, except that the welder shall not carry a deeper pool of molten metal than he can effectively control. A weld larger than can be formed with effective control of the pool at all times shall be made in two or more layers.

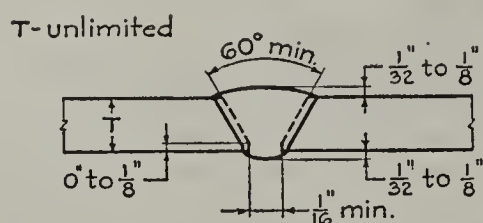
(h) In multilayer welding, the several layers may be made successively, completing each layer before starting the next or may be made by the "step" method. When the "step" method is employed, the length of each step need only be sufficient to provide a solid foundation of weld metal for the superimposed layer, except that if annealing of the under-

lying layers is desired, the length of each step shall be sufficient so that the starting end thereof will cool to at least a black heat before metal is deposited thereon.

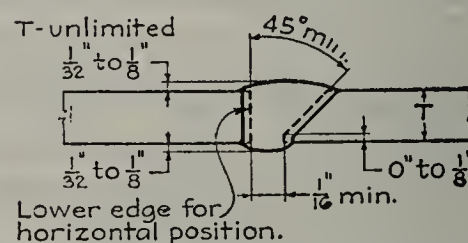
Appendix II. Illustrations of Acceptable Butt and Fillet Welded Joints.



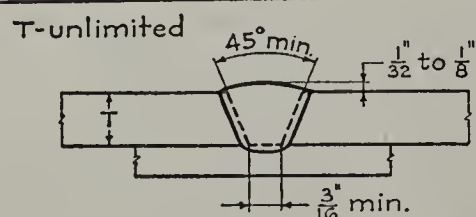
OPEN SQUARE-BUTT JOINT
WELDED BOTH SIDES



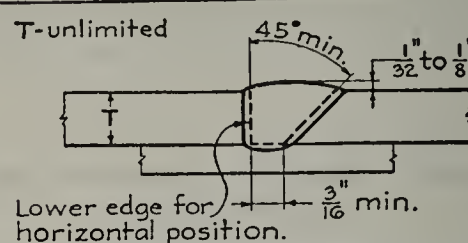
SINGLE-V BUTT JOINT
WELDED BOTH SIDES



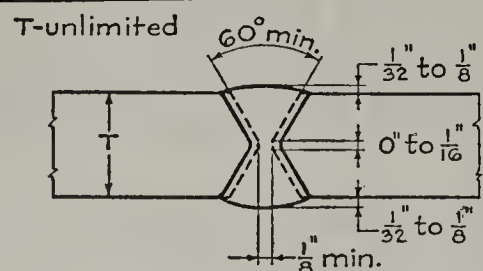
SINGLE BEVEL BUTT JOINT
WELDED BOTH SIDES



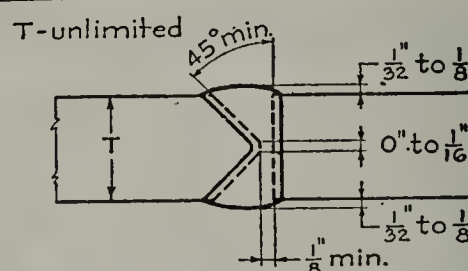
SINGLE-V BUTT JOINT, WELDED
ONE SIDE ON BACKING STRUCTURE



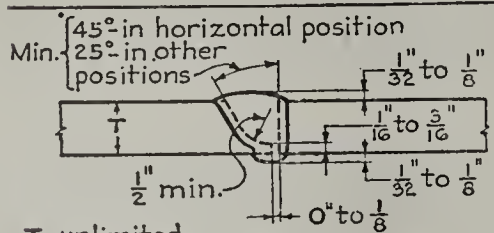
SINGLE BEVEL BUTT JOINT, WELDED
ONE SIDE ON BACKING STRUCTURE



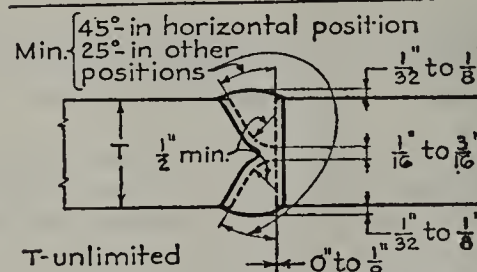
DOUBLE-V BUTT JOINT



DOUBLE BEVEL BUTT JOINT

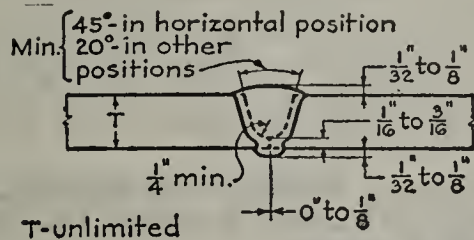


SINGLE-J BUTT JOINT
WELDED BOTH SIDES

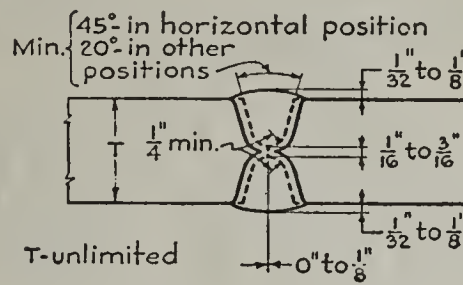


DOUBLE-J BUTT JOINT

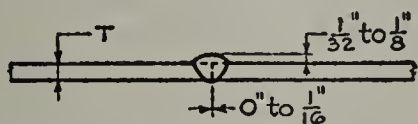
RULES



**SINGLE-U BUTT JOINT
WELDED BOTH SIDES**

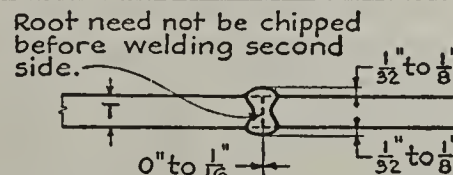


DOUBLE-U BUTT JOINT



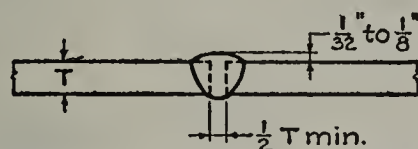
Effective Throat Thickness = $\frac{1}{2}T$
Max. $T = \frac{1}{8}$ "

**SQUARE-BUTT JOINT
WELDED ONE SIDE**



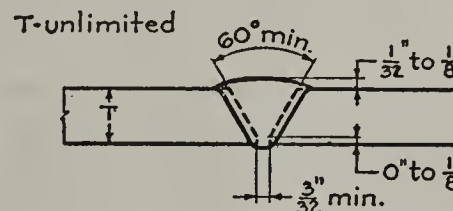
Effective Throat Thickness = $\frac{3}{4}T$
Max. $T = \frac{1}{4}$ "

**SQUARE-BUTT JOINT
WELDED BOTH SIDES**



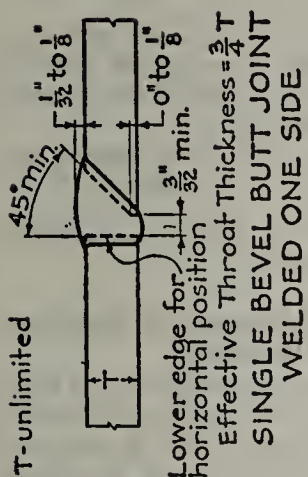
Effective Throat Thickness = $\frac{3}{4}T$
Max. $T = \frac{1}{4}$ "

**OPEN SQUARE-BUTT JOINT
WELDED ONE SIDE**



Effective Throat Thickness = $\frac{3}{4}T$

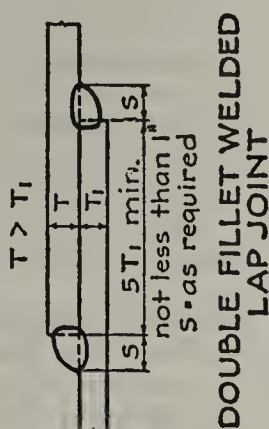
**SINGLE-V BUTT JOINT
WELDED ONE SIDE**



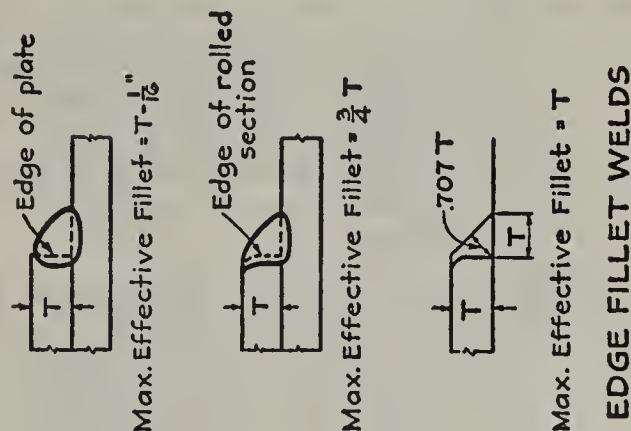
Effective Throat Thickness = $\frac{3}{4}T$
Max. $T = \frac{1}{4}$ "

**SINGLE BEVEL BUTT JOINT
WELDED ONE SIDE**

FIG. C16



**DOUBLE FILLET WELDED
LAP JOINT**



EDGE FILLET WELDS

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

PUBLIC HEARING

PROPOSED REVISION OF THE FACTORY EXIT RULES

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday morning*, October 8, 1954 at 10 A.M. in Room 1013, Municipal Building, Manhattan, on the following Proposed Revision of the Factory Exit Rules to effectuate the provisions of Sections 270 and 271 of the Labor Law, as amended by Chapters 905 and 906 of the Laws of 1947, and Chapters 343 and 345 of the Laws of 1948.

Cal. No. 64-27-SR—Vol. II

Rule 1.0. Fire Escapes on Buildings Five Stories or Less in Height.

- Rule 1.1. In any building erected prior to October 1, 1913, occupied on July 1, 1948, as a factory building, 5 stories or less in height, one of the required means of exit under Section 271 of the Labor Law may consist of an outside iron fire escape, provided that:
- Rule 1.2. The single fireproof casement doors leading to all fire escape balconies shall open out and shall be self-closing. An easily operated door lock with knobs on both sides of the door shall be provided. Such fire doors may be at window sill level if fixed iron steps at least 2 ft. wide, with risers not exceeding 8 in., and treads not less than 8 in. are provided on the inside from floor level to sill properly secured when sills are more than 12 inches above floor level.
- Rule 1.3. Any such fire escape erected subsequent to October 1, 1913, and prior to these rules taking effect, unless previously accepted as one of the required means of exit or escape by the administrative official having jurisdiction, shall conform in every respect to the provisions of these rules.
- Rule 1.4. A fire escape shall not hereafter be accepted as constituting one of the required means of exit or escape under Section 271 of the Labor Law, in any building erected prior to October 1, 1913, and occupied as a factory building on July 1, 1948, exceeding five stories in height.
- Rule 1.5. All fire escapes shall be maintained structurally safe, properly painted, and kept clear of all obstructions.

Rule 2.0. Enclosure of Factory Stairways or Ramps.

- Rule 2.1. Except as provided in Rule 3.1 in all factory buildings five stories or less in height, erected prior to October 1, 1913, and occupied as factory buildings on July 1, 1948, all interior stairways or ramps serving as required means of exit, and the landings, platforms and passageways connected therewith shall be enclosed on all sides by partitions having a fire resistive rating of not less than 1 hour extending continuously from the lowest point of stairway or ramp.
- Rule 2.2. Where the stairway or ramp extends to the top floor of the building, such partitions shall extend to the underside of the roof boarding. That portion of the underside of the roof beams within the stair enclosure shall be covered with fire resisting materials, except in buildings with roofs of non-combustible material, in which case the partitions may stop at the underside of the roof.
- Rule 2.3. Openings in such partitions shall be provided with approved self-closing one hour test opening protective assemblies, except where such openings are in the exterior wall of the building.
- Rule 2.4. The bottom of the enclosure shall be of fireproof material at least 4 in. thick unless the partition extends to the cellar bottom.

Rule 2.5. A horizontal exit as defined in Section 267 of the Labor Law, will be accepted as in compliance with this rule when both sides of the fire wall or walls are occupied at any factory floors by the same occupant.

Rule 3.0. Transitory Provisions for Enclosure of Stairways in Factory Buildings Five Stories or Less in Height.

Rule 3.1. In all factory buildings five stories or less in height erected prior to October 1, 1913, and occupied as factory buildings on July 1, 1948, and legally occupied as factory buildings on January 1, 1954, all interior stairways or ramps serving as required means of exit and the landings, platforms and passageways connected therewith, may, prior to January 1, 1959, be enclosed on all sides by partitions of fire resisting material extending continuously from the lowest point of the stairway in accordance with the following schedule:

Number of stories	Contents combustible, no sprinkler	Contents non-combustible, no sprinkler	Contents combustible and sprinkler	Contents non-combustible and sprinkler
Three	Stairways Enclosed			
Four	Stairways Enclosed	Stairways Enclosed		
Five	Stairways Enclosed	Stairways Enclosed	Stairways Enclosed	

The term "contents" as used above means articles, goods, wares and merchandise, packed, stored, manufactured or in the process of manufacture.

The term "combustible" as used above means articles, goods, wares or merchandise which will burn or support combustion.

The term "sprinkler" as used above means an adequate automatic sprinkler equipment installed and maintained in good working order on each floor throughout the building.

The term "story" as used above means that part of a building between any floor and the floor or roof next above.

The term "stairways" as used above shall be deemed to include "or ramps".

Rule 4.0. Required Exits and Enclosures of Stairways in Two-Story Factory Buildings.

Rule 4.1. In every two story factory building erected prior to October 1, 1913, and occupied as a factory building on July 1, 1948, there shall be provided from each story at least two means of exit or escape from fire remote from each other, one of which from every floor above or below grade shall lead to or open on an interior stairway or ramp which shall be enclosed, as hereinafter provided, or on an exterior enclosed stairway or ramp. The other may lead to such a stairway, or to a horizontal or grade exit, or to an exterior screened stairway, or to a fire escape conforming to Section 273 of the Labor Law or Rule 1, of these rules. Except that fire escape exit doors shall be fireproof self closing, with fixed iron steps to the sill properly secured when sill is more than 12 in. above the floor level; and where there is no safe egress from the roof, a goose neck ladder shall be provided from top balcony to the roof, except on the front of all buildings.

4.1.1. Unobstructed egress from the foot of the fire escape or exterior screened stairway

PUBLIC HEARING

shall be as required by Section 273 of the Labor Law, or to an open adjoining yard with egress to the street. No point on any floor of such building shall be more than 150 ft. distant from such an exit.

Rule 4.2. Enclosure of Stairways.

In two-story factory buildings erected prior to October 1, 1913, and occupied as factories on July 1, 1948, all interior stairways or ramps serving as required means of exit shall be enclosed from the lowest point of such stairways or ramps to the ceiling of the first floor by partitions having a fire resistive rating of 1-hour, unless the building is provided with a wet sprinkler system, in which case such enclosure of stairway or ramp shall not be required prior to January 1, 1959. Such enclosures shall lead directly to a door opening outwardly to a street or road, or an open area affording unobstructed passage to street or road. All openings in such enclosure except openings in the exterior walls shall be provided with fireproof self-closing doors having a one hour rating.

Rule 4.3. All reference herein to the enclosure of stairways or ramps shall be deemed to apply only to required stairways or ramps.

Rule 5.0. Enclosure of Stairways in Factory Buildings Erected Prior to October 1, 1913, and Not Occupied as Factory Buildings on July 1, 1948.

Rule 5.1. Buildings which are not required by Section 270, Subdivision 1 of the Labor Law to be fireproof, shall have required stairways or ramps enclosed in partitions of one-hour fire-resistive construction from the lowest point of the stairway or ramp.

Rule 5.2. Where the stairway or ramp extends to the top floor of the building, such partitions shall extend to the underside of the roof boarding. That portion of the underside of the roof beams within the stair enclosure shall be covered with fire resistive materials except in buildings with roofs of noncombustible material, in which case the partitions may stop at the underside of the roof.

Rule 5.3. Where the stairway or ramp is required to extend to the roof, the enclosure shall be so built as to form a bulkhead having a fire-resistive rating of one hour, except where such bulkhead occurs on an interior lot line, such construction shall be not less than 8 inches of masonry on the lot line side.

Rule 5.4. All openings to such partitions shall be provided with approved one hour self-closing opening protective assemblies except where such openings are in the exterior wall of the building.

Rule 5.5. The bottom of the enclosure shall be of fireproof material at least 4 in. thick unless the partition extends to the cellar bottom.

Rule 5.6. In all factory buildings erected prior to October 1, 1913, and not occupied as factories on July 1, 1948, and exceeding four stories in height, stairways or ramps serving as required means of egress shall be enclosed throughout with partitions of incombustible material having a fire resistive rating of one hour, and all openings to such partitions shall be provided with approved self-closing one hour test opening protective assemblies except where such openings are in the exterior wall of the building.

Rule 5.7. In all factory building erected subsequent to October 1, 1913, four stories or less in height, required stairways or ramps serving as required means of egress shall be enclosed throughout

with partitions having a fire resistive rating of one hour and all openings thereto shall be equipped with approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior wall of the building.

Rule 5.8. In all factory buildings erected subsequent to October 1, 1913, and prior to January 1, 1938, exceeding 4 stories in height, stairways or ramps serving as required means of egress shall be enclosed in partitions constructed of incombustible materials having a fire resistive rating of one hour, up to a maximum height of 150 ft. and two hours above such height, and all openings to such partitions shall be equipped with approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior wall of the building.

Rule 5.9. In all factory buildings erected subsequent to January 1, 1938, exceeding 4 stories in height, stairways or ramps serving as required means of egress shall be enclosed in partitions of incombustible materials having a fire resistive rating of 2 hours and all openings to such enclosures shall be protected by approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior walls of the building.

Rule 6.0. In all factory buildings, coming within Section 270 of the Labor Law, Stairways or Ramps Serving as Required Means of Egress Shall be Ventilated at the Top by:

(a) A skylight not less than 20 square feet in area, constructed of metal frames, glazed with plain glass, protected with wire screens in metal frames above and below, and provided with fixed open metal louvres on two sides, having an aggregate effective ventilating area of not less than twenty square feet. A fixed open ridge ventilator having not less than 144 sq. inches of effective ventilating area may be substituted for an equal portion of the required louvres; or

(b) An exterior window, not facing on the lot line, equal to the area required for a skylight, glazed with plain glass and provided with fixed open louvres having an effective ventilating area of not less than 10 square feet; or

(c) In a sprinklered stair or ramp enclosure, a metal framed automatic skylight not less than 16 square feet in area, glazed with wired glass, or with plain glass protected over and under with wire screens in metal frames. Such automatic skylights to be counterbalanced, actuated by a fusible link designed to operate at not more than 180° F.

Rule 7.0. Storage of Combustible Material Within Factory Stairway Enclosures.

Rule 7.1. In all factory buildings no articles or wares of any nature shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith. But this shall not prohibit the erection and maintenance of a stand to be built of incombustible material and wire glass or one-quarter inch thick plate glass for the retail sale of cigars, cigarettes and tobacco and candies in original packages or daily newspapers in the public hall or corridor on the first story of any building provided there is no open flame. All portions of the stand and any portion of any permitted accessory use, the same shall be set back at least 18 in. from the outside line of travel of the required legal width of exit. Each such stand shall be provided with at least

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one approved 2½ gallon chemical fire extinguisher.

Rule 8.0. Safe Egress from Roofs of Factory Buildings.

Rule 8.1. Interior stairs or ramps serving as required means of egress in factory buildings erected after October 1, 1913, not exceeding five stories in height and in factory buildings erected before October 1, 1913, and occupied as factories on July 1, 1948, shall not be required to extend to the roof where there is no safe egress from the roof.

Rule 8.2. No safe egress shall be deemed to exist when:

a. The roof or the top of the parapet wall of an adjoining building is more than 8 feet below or more than five feet above the top of the parapet wall of the building in question and there is no outside party wall fire escape, party wall exterior screened stairway, party wall balconies or bridges, or where outside exits do not connect to adjoining buildings at roof level, or where there are no unbarred window openings 5 ft. above the roof or parapet wall of the building in question.

b. Where the roof of the building in question has a pitch exceeding 1 ft. in 6 ft. of horizontal run.

Rule 8.3. When there is no safe egress from the roof, there shall be:

a. A single rung iron ladder; or

b. A flat tread iron or steel ladder within the stair or ramp enclosure. Such ladder shall be properly secured to top and bottom and shall lead to an easily openable scuttle not less than 2 ft. by 3 ft. in area. Such scuttle may be provided with an easily operated fastening device.

Rule 8.4. Where the stair bulkhead door or scuttle opens within 10 feet from the open edge of the roof, an iron railing properly placed at least 3 ft. high and at least 10 ft. long shall be provided at the edge of the roof.

Rule 9.0. Substandard Factory Exit.

Rule 9.1. Fire Escapes.

9.1.1. When, in addition to the required exits from any factory or factory building, there exist other means of egress which are not in accordance with the requirements of the Labor Law and these Rules, such means of egress may be retained under the following conditions:

9.1.2. Substandard fire escapes shall be maintained structurally safe, properly painted and with openings leading thereto kept in good repair.

9.1.3. In lieu of a counterbalanced stairway, a

drop ladder in guides with a backdropped gravity hook may be provided of sufficient length to reach to the ground or safe landing place with a passageway opening cut in the balcony rail and the rail shall be properly placed.

9.1.5. Where substandard fire escapes are located in the court or at the side or rear of a building, proper egress to a point of safety shall be provided, either to open adjoining yard or the lowest balcony of the fire escape may be connected to adjoining fire escape, exterior stairway, to roof of adjoining extensions or other means of egress satisfactory to the Borough Superintendent.

9.1.6. Substandard fire escapes shall be kept clear of all obstructions and shall not be used for fire drills or considered as a basis for computation of occupancy.

Rule 9.2. Stairways.

9.2.1. Interior stairways or ramps not conforming to the requirements of the Labor Law or the rules of the Board and not required for egress, may be retained, provided egress to same is maintained unobstructed, halls are properly lighted and all landings, passageways, etc. are maintained free and unobstructed.

9.2.2. Where such non-required interior stairways or ramps are unenclosed they shall, prior to January 1, 1954, be provided with an automatic counterbalanced smoke-proofed trap door actuated by fusible links or enclosed by an enclosure which shall be reasonably smoketight to the satisfaction of the Borough Superintendent.

Rule 9.3. Exterior Screened Stairways.

9.3.1. Exterior screened stairways not serving as required means of egress shall be maintained structurally safe and kept properly painted. Exits thereto and all platforms and passageways thereof shall be maintained unobstructed and egress from their termination shall be provided as required for substandard fire escapes, in accordance with Rule 9.1.5.

Rule 9.4. Horizontal Bridges.

9.4.1. Horizontal bridges and party wall balconies between buildings shall be maintained structurally safe and properly painted and access thereto and all passages leading thereto shall be maintained unobstructed.

Rule 9.5. Signs.

9.5.1. No sign of any character shall be placed at openings leading to substandard exits.

BULLETIN

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CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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Address all communications to the Chairman

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PETITIONS AND CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On August 9, 1954, Copy of Petition and Order of Certiorari was served on the Board by Marvin L. Schwartz, attorney for Markstone Realty Company, owner, seeking a review of the Board's determination on July 20, 1954, denying their appeal from a decision of the Borough Superintendent in re proposed kitchenettes in Class B rooms; Cal. No. 268-54-A; Premises 317 West 29th Street, Borough of Manhattan.

On August 11, 1954, Copy of Petition and Order of Certiorari was served on the Board by Isidore Ginsberg, attorney for Cord Meyer Company, owner, seeking a review of the Board's determination on July 7, 1954, denying their application under Section 7, subdivisions f and i, of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, automobile sales and showroom and office; and to permit the parking of more than five motor vehicles waiting to be serviced; Cal. No. 1105-41-BZ, Vol. II; Premises 91-20 Roosevelt Avenue, southeast corner Benham Street, Jackson Heights, Borough of Queens.

On August 12, 1954, Copy of Petition and Order of Certiorari was served on the Board by Reginald S. Hardy, attorney for Sheilnor Realty Corp., owner, seeking a review of the Board's denial of their application on June 22, 1954, to permit in a business use district portion of a plot located in a residence and business use district the erection and maintenance of a gasoline service station, non-automatic car wash, lubricatorium, motor vehicle repairs, storage and sale of accessories, and an office, with show windows nearer to residence use district than is permitted, and to permit the parking and storage of motor vehicles; Cal. No. 398-53-BZ; Premises 5701-5711 Fillmore Ave., 1573-1583 East 57th Street, 57-01-5709 Avenue T, 1598-1602 East 58th Street, Borough of Brooklyn.

On August 27, 1954, Copy of Petition and Order of Certiorari was served on the Board by John P. Gering, attorney for Joseph F. Lynch, owner, seeking a review of the Board's determination on July 20, 1954, denying his application, under Section 7, subdivisions e, h and i, of the Zoning Resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, brake, battery and tire storage and service, motor vehicle repairs, and to permit the parking of cars waiting to be serviced; Cal. No. 551-53-BZ; Premises 25-16 Francis Lewis Boulevard, and 166-09—25th Drive, Flushing, Borough of Queens.

On August 16, 1954, Copy of Petition and Order of Certiorari was served on the Board by Sydney S. Levine, attorney for William Schmidt, Katherine Schmidt and Mary Leo, objecting owners, seeking a review of the Board's determination on July 7, 1954, permitting for a period of 21 years, under Section 7, subdivisions f, i and A of the Zoning Resolution, the erection and maintenance of a gasoline service station, car wash, lubricatorium, showroom (auto), motor vehicle repairs, painting and spraying, wheel alignment, brake testing, accessory sales and office and the parking and storage of motor vehicles on unbuilt-upon portion of lot, with curb cuts nearer the residence district than is permitted; Cal. No. 769-53-BZ; Premises 102-25 Atlantic Avenue and 93-10 to 93-16—104th Street, N. W. Cor., Richmond Hill, Borough of Queens.

On August 25, 1954, Copy of Petition and Order of Certiorari was served on August 25, 1954, by Watson, Carter & Smith, attorneys for Lyle A. Marshall, Henry Le Gendre and James R. Bland, objecting property owners, seeking a review of the Board's action on July 20, 1954, amending a previous resolution to permit in the residence use portion of the plot, the extension of loading and unloading area in the present open area fronting on Victoria Road; Cal. No. 413-49-BZ, Vol. III; Premises 119-20 Merrick Boulevard and 170-03 to 170-09 Victoria Road, St. Albans, Borough of Queens.

On August 26, 1954, Copy of Petition and Order of Certiorari was served on the Board by James H. Sheils, attorney for Michael Varga, Joseph Saccullo, Louis Valardi and John J. Jusko, objecting property owners, seeking a review of the Board's determination on July 20, 1954, permitting for a term of fifteen years, under Section 7e of the Zoning Resolution, the erection and maintenance of an automatic automobile

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697-54-SM—Safway Medium Duty Material Hoist Tower (max. cap. 3100 lbs.), manufactured by Safway Steel Products, Inc., Material.

698-54-BZ—H.B.Bx.—2953 Boston road, west side, 100 ft. north of Paulding avenue and 2918 Paulding avenue, Block 4555, Lot 25, Borough of The Bronx, Alt. 660-54—re extension in use to include auto paint shop, non-storage garage, motor vehicle repair.

699-54-BZ—H.B.Bx.—2231 Belmont avenue, west side, 150 ft. south of East 183rd street, Block 3086, Lot 36, Borough of The Bronx, Alt. 766-54—re parking and storage of more than five motor vehicles.

700-54-A—H.B.B.—568-574 Sutter avenue, southeast corner of Alabama avenue, Block 3769, Lot 21, Borough of Brooklyn, Alt. 1877-54—re exits, width of stairs; treads, risers, etc., stair enclosure, etc.

701-54-BZ—H.B.M.—703-719 3rd avenue, east side, from East 44th to East 45th streets, 201-215 East 44th street and 200-208 East 45th street, Block 1318, Lots 1-9 inclusive and 45-51 inclusive, Borough of Manhattan, Amendment to N.B. 119-53—re heights contrary to zoning resolution.

702-54-BZ—H.B.Bx.—2915 White Plains road, northwest corner of Arnow avenue, Block 4542, Lot 1, Borough of The Bronx, Alt. 434-54—re gasoline selling station, garage, oil selling and repair shop.

703-54-BZ—H.B.Q.—25-22 Astoria avenue, south side, 117 ft. east of Crescent street, Block 373, Lot 32, Long Island City, Borough of Queens, Alt. 621-54—re factory and warehouse; loading berth.

704-54-A—H.B.Q.—25-22 Astoria avenue, south side, 117 ft. east of Crescent street, Block 373, Lot 32, Long Island City, Borough of Queens, Alt. 621-54—re loading berth obstructs means of egress.

705-54-A—H.B.M.—441-447 Pearl street and 272 William street, southeast corner; Block 119, Lot 26, Borough of Manhattan, Alt. 1133-53—re wood partitions, etc.

706-54-A—H.B.Q.—98-01 to 98-09 Rockaway Beach boulevard and 185-197 Beach 98th street, southwest corner, Block 637, Lot 39, Rockaway Beach, Borough of Queens (under section 35, General City law re premises in bed of mapped street—proposed widening of Rockaway Beach boulevard), Alt. 1496-54.

707-54-A—H.B.M.—220-230 Madison avenue and 12 East 37th street, southwest corner, Block 866, Lot 64, Borough of Manhattan, Amendment to P. A. 22-53—re cabaret.

708-54-A—F.D.—561 Richmond terrace, north side, 400 ft. west of Jersey street, Buildings 2, 4, 5, 6, 7, 8, 10 and 11, Block 4, Lot 21, New Brighton, Borough of Richmond, Decision—re permit for smoking.

709-54-BZ—H.B.Q.—65-14 to 65-28 (65-20 official) Cooper avenue and 77-02 to 77-14 Cypress Hills street, southwest corner, Block 3722, Lot 9, Glendale, Borough of Queens, N.B. 2934-54—re gasoline service station, lubritorium, minor repairs, car washing, parking, etc.

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712-54-A—H.B.B.—334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn, Alt. 2912-54—re frame construction.

713-54-A—H.B.M.—136-140 West 21st street, south side, 237 ft. 7 in. east of 7th avenue, Block 796, Lot 60, Borough of Manhattan, Alt. 1137-54—re egress.

714-54-A—H.B.M.—132-134 West 21st street, south side, 306 ft. 7 in. east of 7th avenue, Block 796, Lot 58, Borough of Manhattan, Alt. 1136-54—re egress.

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716-54-SA—Gilbarco Calco-Meter, Model M-101 E (single gasoline dispensing pump), manufactured by Gilbert and Barker Manufacturing Co., Appliance.

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718-54-A—H.B.M.—10 Columbus Circle and 20 West 60th street, southwest corner and 325-335 West 58th street, northwest corner of Columbus Circle, Borough of Manhattan, Amendment to N.B. 27-54—re steel bolts, stresses, etc.

719-54-BZ—H.B.M.—463 West 150th street, north side, 100 ft. west of Convent avenue, Block 2605, Lot 10, Borough of Manhattan, Amendment to Alt. 434-54—re repair shop.

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720-54-A—H.B.M.—463 West 150th street, north side, 100 ft. west of Convent avenue, Block 2065, Lot 10, Borough of Manhattan, Amendment to Alt. 434-54—re frame building, height.

721-54-A—H.B.B.—354-364 Fountain avenue, northwest corner of Blake avenue, Block 4263, Lot 54, Borough of Brooklyn, Decision re Revocation of Permit N.B. 585-51.

722-54-A—F.D.—872-890 (882 displayed) 3rd avenue, west side, 775 ft. north of 36th street, Bush Building No. 10, Block 679, Lot 1, Borough of Brooklyn, Decision re Order No. 48205-LC—re sprinkler system.

723-54-A—H.B.M.—270 Park avenue, west side, from East 47th to East 48th streets; 43 East 47th street and 28-42 East 48th street and 401-409 Madison avenue (entire block); Block 1283, Lots 21-34, Borough of Manhattan, Alt. 1501-50—re fire detection system.

724-54-A—F.D.—1928-1938 Park avenue, west side, from East 130th to East 131st streets, 2nd floor; Block 1755, Lots 33-37, Borough of Manhattan, Decision re Order No. 90571-LC—re gas drying oven.

725-54-SA—Drying and Heating Equipment Co., Inc., Paint Drying Oven (gas-fired), Model 10825, manufactured by Drying and Heating Equipment Co., Inc., Appliance.

Restored to Docket

900-52-SM—Vol. II—United Concrete Filled Pipe Column-Web Plate and Beam Seat Connections for concentric and eccentric loads, manufactured by United Pipe Column and Railing Co., Material.

1105-48-SA—ABC Oil Burner, Model 52A (reopened for report as to additional names under which to be marketed), manufactured by Automatic Burner Corp., Appliance.

360-50-SA—ABC Oil Burner, Model 55 (reopened for report as to additional trade names under which to be marketed), manufactured by Automatic Burner Corp., Appliance.

249-33-BZ—Vol. II—H.B.M.—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan, N.B. 85-54.

59-37-BZ—Vol. III—H.B.M.—5020-5036 Broadway, east side, from West 213th to West 214th streets; 501-529 West 213th street, 500-518 West 214th street and 3996-4010 10th avenue, Block 2231, Lot 1, Borough of Manhattan, N.B. 105-54.

673-53-BZ—Vol. II—H.B.Q.—196-25 to 196-43 (196-25 official) Hillside avenue and 87-88 to 87-98 197th street, northwest corner and 196-38 to 196-46 (196-40 official) Foot-hill avenue, Hollis, Borough of Queens, N.B. 2153-54.

164-37-BZ—Vol. III—H.B.B.—9716-9726 Church avenue and 494-542 East 98th street, southwest corner, Block 4718, Lot 42, Borough of Brooklyn, N.B. 956-49.

623-53-BZ—Vol. II—H.B.Q.—60-01 to 60-31 Beach Channel drive and 305-321 Beach 60th street, southwest corner, 60-02 to 60-30 Arverne boulevard, Block 385, Lot 42, Arverne, Borough of Queens, N.B. 2866-54.

38-30-BZ—Vol. II—H.B.B.—83-97 Boerum place, east side, from Atlantic avenue to Pacific street; 252-260 Atlantic avenue and 239-247 Pacific street, Block 181, Lots 1 to 10 inclusive, 41 and 42, Borough of Brooklyn, Alt. 1883-54.

421-37-BZ—Vol. II—H.B.Bx.—1108 East 216th street, south side, 3.07 ft. west of Wilson avenue, Block 4710, Lots 22 and 23, Borough of The Bronx, Amendment to 634-54.

66-38-BZ—Vol. II—H.B.M.—340 Avenue of the Americas and 151 West 4th street, northeast corner, Block 552, Lot 1, Borough of Manhattan, Amendment to N.B. 52-54.

872-39-BZ—Vol. VII—H.B.B.—7001-7019 Bay parkway, southwest corner of West 10th street and 1-21 Avenue O, Block 6574, Lot 6, Borough of Brooklyn, Amendment to N.B. 899-51.

DESIGNATIONS: **H.B.**—Department of Housing and Buildings; **H.B.B.**—Department of Housing and Buildings, Brooklyn; **H.B.M.**—Department of Housing and Buildings, Manhattan; **H.B.Q.**—Department of Housing and Buildings, Queens; **H.B.R.**—Department of Housing and Buildings, Richmond; **H.B.Bx.**—Department of Housing and Buildings, Bronx; **H.D.**—Health Department; **F.D.**—Fire Department, and **M. and A.**—Dept. of Marine and Aviation.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

OCTOBER 5, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 5, 1954, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

288-54-BZ

APPLICANT—Leonard F. Rothkrug, for Liebmam Breweries, Inc., owner.

SUBJECT—Application April 7, 1954—(decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit in an unrestricted use, B area and 1½ times height district the erection and maintenance of a structure in excess of height permitted and without the required loading berths.

PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

Laid over from July 20, 1954, to July 27, 1954, for further consideration and decision; hearing closed; then to October 5, 1954, at request of applicant for the purpose of furnishing revised plans in connection with this application and Cal. 289-54-A, and to obtain any additional objections that may be necessary.

131-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station and store, to include lubritorium, car wash, motor vehicle repair shop, store and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision without further argument; then to September 14, 1954, applicant to file revised plans; then to October 5, 1954, for applicant to consult with lessee and file revised plans.

132-54-A

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—filed pursuant to section 35, General City Law re premises in bed of proposed widening of Parsons boulevard and 20th avenue.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district portion of a lot located in a residence and unrestricted use, A area district the erection and maintenance of an additional building, using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision without further argument; hearing closed; then to September 14, 1954, for further consideration by the Board and decision; hearing previously closed; then to October 5, 1954, at request of the Board, for further consideration and inspection.

1446-39-BZ—Vol. III

APPLICANT—A. H. Salkowitz, for North Shore Building Co., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service and selling station, lubritorium, motor vehicle repairs and office, with a curb cut nearer the residence use district than is permitted and to permit the erection of a sign and sign standard above level of first story and projecting beyond the building line; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—34-67 Francis Lewis boulevard, northeast corner of 35th avenue, Block 6077, Lot 43, Whitestone, Borough of Queens.

Laid over from July 20, 1954, to September 21, 1954, for further inspection and decision without further argument; hearing closed; then to October 5, 1954, for inspection and decision.

541-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Rusello, owner.

SUBJECT—Application reopened March 9, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district the combining of two buildings at rear of site into one building to be used as a motor vehicle repair shop, body and fender work, incidental paint and spray work; and to permit the erection and maintenance on the front of the site of a gasoline service station; lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—9001-9011 4th avenue and 402-414 90th street, southeast corner, Block 6082, Lot 6, Borough of Brooklyn.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision without further argument; hearing closed; then to October 5, 1954, for inspection and decision.

814-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis Giancarulo, Dominick Bartenope, G. Carlino Inc., owners.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the demolition of all buildings on the plot and the reconstruction and extension of existing gasoline service station

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on lot 41 to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on un-built upon portion of plot.

PREMISES AFFECTED—94-102 4th avenue and 589-597 Warren street, northwest corner, Block 395, Lots 37-41 inclusive and Lot 43, Borough of Brooklyn.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed; then to October 5, 1954, for inspection and decision.

202-54-BZ

APPLICANT—Patrick D. Concagh, for Fannie DiLello, owner.

SUBJECT—Application March 18, 1954—(decision of the borough superintendent) under sections 7a, 7c and 7e of the zoning resolution, to permit in a residence use district the extension of accessory building on existing gasoline service station, lubritorium, car wash, motor vehicle repairs and office, to be used for lubritorium and car wash (non automatic).

PREMISES AFFECTED—3020 Eastchester road, east side, 150.06 ft. north of Adea avenue, Block 4766, Lots 43 and 46, Borough of The Bronx.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed; then to October 5, 1954, for inspection and decision.

269-54-BZ

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the extension to existing synagogue and community building using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—109-25 to 109-27 114th street, east side, 212.5 ft. south of 109th avenue, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision; hearing closed; then to October 5, 1954, for inspection and decision.

270-54-A

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—109-25 to 109-27 114th street, east side, 212.5 ft. south of 109th avenue, 1st floor, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

375-54-BZ

APPLICANT—Charles C. Weinstein, for Salvator Mol-fetta, owner.

SUBJECT—Application May 11, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district the erection and maintenance of a storage garage, presently used for parking of our trucks on part of plot.

PREMISES AFFECTED—2841 Bruckner boulevard, northeast corner of Quincy avenue, Block 5306, Lots 103, 104, 107, 109 and 110, Borough of The Bronx.

Laid over from July 20, 1954, to September 21, 1954, for inspection and decision without further argument; hearing closed; then to October 5, 1954, for inspection and decision.

755-53-BZ

APPLICANT—Nathaniel C. Saxe, for Ruby Goldenberg, owner.

SUBJECT—Application October 22, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—31-50 Seagirt avenue and 178 Beach 32nd street, southeast corner (Block 300, Lot 1), Edgemere, Borough of Queens.

Laid over from June 15, 1954, for inspection and decision; date to be set. The applicant has amended the basis of his application to read Section 7, Subdivision h instead of Section 7, Subdivision e; then set for July 27, 1954; then to September 14, 1954, for applicant to file revised plans; then to September 21, 1954, for applicant to file revised plans as to proposed portion of parking lot to be used; inspection having shown that part of the plot is now in use in connection with adjacent bungalow; then to October 5, 1954, for applicant to file revised plans.

823-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Flygo Holding Corp., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs and office, and to permit the parking and storage of more than five motor vehicles; with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—436-438 Kings highway, south side, from Lake street to Van Sicklen street; 2-10 Lake street and 1-11 Van Sicklen street, Block 6679, Lots 1 and 8, Borough of Brooklyn.

1348-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Leonard and Francesca Moschitto, owners.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re decision of the borough superintendent) under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance for a term of fifteen years a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles, with a curb cut and show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—2753-2761 Coney Island avenue and 1002-1012 Avenue Y, southeast corner, Block 7430, Lots 1, 74 and 75, Borough of Brooklyn.

562-32-BZ—Vol. III

APPLICANT—M. Martin Elkind, for Wilgreen Holding Corp., owner.

SUBJECT—Application reopened May 18, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the extension in area of accessory building on existing gasoline service station, lubritorium, car wash, sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—208-16 Linden boulevard and 117-02 Springfield boulevard, southwest corner, Block 12637, Lot 50, St. Albans, Borough of Queens.

1204-39-BZ—Vol. II

APPLICANT—Herman E. Horwood, for Joseph Bertani, owner.

SUBJECT—Application reopened July 7, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline and oil selling station, lubritorium, car washing, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—4421 Webster avenue, west side, 294.04 ft. north of East 233rd street, Block 3395, Lot 60, Borough of The Bronx.

137-51-BZ—Vol. III

APPLICANT—Siegel and Green, for Bell Management Corp., owner (Herald Square Garage, Inc., lessee).

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SUBJECT—Application reopened June 2, 1954 as Vol. III —re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district the use of roof for parking and storage of motor vehicles in building presently used as garage for more than five motor vehicles.

PREMISES AFFECTED—59-61 West 36th street, north side, 150 ft. east of Avenue of the Americas and 58-60 West 37th street, south side, 142 ft. 6 in. east of Avenue of the Americas, Block 838, Lot 10, Borough of Manhattan.

732-51-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Cecelia Green, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. III —re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles, with curb cuts and show window nearer the residence use district than is permitted.

PREMISES AFFECTED—1141-1157 Utica avenue and 5001-5011 Clarendon road, northeast corner, Block 4761. Lots 37, 39, 40, 41 and 42, Borough of Brooklyn.

902-53-BZ

APPLICANT—Haydn H. Craigwell, for Peter Sanders, owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, C area district the extension in area of existing store on first floor using more than the area permitted.

PREMISES AFFECTED—1267-1271 Fulton street, north side, 111.0 ft. east of Arlington place, Block 1848, Lots 31 and 32, Borough of Brooklyn.

284-54-BZ

APPLICANT—John F. Fitzsimons, for Morris Gabel and Ray Gabel, owners.

SUBJECT—Application April 20, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the erection and maintenance of an accessory garage nearer to rear and side lot lines than is permitted.

PREMISES AFFECTED—319 Beach 149th street, west side, 185 ft. north of Neponsit avenue, Block 751, Lot 25, Neponsit, Borough of Queens.

351-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Trisolini, owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1275-1283 Gun Hill road, north side, from Bouck to Wilson avenues, 3201-3211 Wilson avenue and 3250-3256 Bouck avenue, Block 4734, Lot 92, Borough of The Bronx.

468-54-BZ

APPLICANT—Ingram S. Carner, for William Reeder, owner.

SUBJECT—Application June 9, 1954—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office, and the parking of cars waiting to be serviced; and

to permit the use of existing accessory building located on existing gasoline service station—located on northeast corner of Utopia parkway and the Horace Harding boulevard. **PREMISES AFFECTED**—175-33 to 175-41 Horace Harding boulevard and 59-02 to 59-08 Utopia parkway, northwest corner and 175-50 to 175-60 59th avenue, Block 6890, Lot 1, Fresh Meadows, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 5, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 5, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

92-54-SA

APPLICANT—The Spee-Flo Manufacturing Corp., owner. **SUBJECT**—Application February 2, 1954—The Spee-Flo Pressurematic (Paint Heater) Models 300-A, 300-B, 600-A, 300-A-PA, 300-A-P-E, 600-A-PA, 600-A-PE, 300-AR, approval of.

496-50-SA

APPLICANT—Bryant Heater Division, for Affiliated Gas Equipment, Inc., owner-manufacturer. **SUBJECT**—Application May 5, 1950, Bryant Gas-Fired Floor Furnace, Model 365, approval of.

16-54-SA

APPLICANT—Watson Elevator Company, Inc., owner. **SUBJECT**—Application January 11, 1954—Watson Elevator Company, Inc., Car Door Switch, Type MS, approval of.

176-54-SA

APPLICANT—S. T. Johnson Company, owner. **SUBJECT**—Application February 11, 1954—S. T. Johnson Company, Oil Burner, Model 53, approval of.

42-54-SA

APPLICANT—Ribelle V. Perotta, for Delta Heating Corporation, owner. **SUBJECT**—Application January 20, 1954—Delta Oil-Fired Unit Heater, Model UH-220, approval of.

332-50-SA

APPLICANT—Oran Company, owner - manufacturer (George R. Darche Associates, agent). **SUBJECT**—Application April 28, 1950—Oran Oil Fired Floor Furnaces, Models O-50, O-60 and O-70, approval of.

725-53-SA

APPLICANT—Surface Combustion Corporation, owner. **SUBJECT**—Application October 2, 1953—Janitrol Gas-fired Boiler, Series 66, sizes 4-21 sections, approval of.

314-54-SM

APPLICANT—National Gypsum Company, owner. **SUBJECT**—Application April 19, 1954—Gold Bond Corrugated Asbestone Roofing and Siding and Accessories, approval of.

450-54-SM

APPLICANT—D. I. Brass Turning Works, Inc., owner. **SUBJECT**—Application May 27, 1954—Di-Flex (gas connector), Models DIF-21032, approval of.

229-52-SM

APPLICANT—Gustin-Bacon Manufacturing Company, owner. **SUBJECT**—Application March 25, 1952—Rolagrip Pipe Couplings (for plain end pipe connections), approval of.

230-52-SM

APPLICANT—Gustin - Bacon Manufacturing Company, owner.

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SUBJECT—Application March 25, 1952—Gruvagrip Pipe Couplings, approval of.

84-54-SM

APPLICANT—Benjamin Electric Manufacturing Company, owner.

SUBJECT—Application February 1, 1954—Panel-Glo and Sky-Glo Panels, Nos. 40650 and 40610 (plastic light diffusers), approval of.

427-52-SM

APPLICANT—Lawrence Urdang, for Marlux Corporation, owner.

SUBJECT—Application June 11, 1952—Marlux (light diffuser), approval of.

438-52-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application May 27, 1954—Gold Bond Gypsum Plaster and Gold Bond Gypsum Lath Ceiling (with Gold Bond Clip-Lok System), approval of.

195-53-SM

APPLICANT—Johns-Manville Sales Corporation, owner.

SUBJECT—Application March 6, 1953—JM Dutch Brand Tie and Tub Sealer, approval of.

75-50-SM

APPLICANT—Robbins Tire and Rubber Company, Inc., owner.

SUBJECT—Application reopened February 17, 1954—re Robbins Terra Tile (additional trade name).

1550-39-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application reopened April 8, 1954 re U. S. Gypsum Company—re Fiber Board, Tile, Plank and Sheathing (re amendment of resolution, omission of asphalt felt from the asphalt impregnated sheathing).

702-53-A

APPLICANT—Ferdinand Savignano, for 176 Grand St. Corp., owner.

SUBJECT—Application September 4, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—176-180 Grand street, north side, 24 ft. 9 in. east of Market place, Block 471, Lot 25, Borough of Manhattan.

524-54-A

APPLICANT—H. G. Meinke, for Consolidated Edison Co., of New York, Inc., owner.

SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—135-169 John street, north side, from Gold street to Hudson avenue, Block 12, Lot 1, Borough of Brooklyn.

393-54-A

APPLICANT—J. T. Kelleher, borough superintendent.

OWNERS OF PREMISES—Thomas J. and Margaret White.

SUBJECT—Application May 18, 1954—re Revocation of Certificate of Occupancy Q87507, issued February 24, 1953, re N. B. 5106-52.

PREMISES AFFECTED—150-29 116th street, east side, 98.63 ft. north of North Conduit avenue, Block 11839, Lot 22, Ozone Park, Borough of Queens.

154-52-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Jamco Realty Co., owner (J. A. Melnick Co. Inc., lessee).

SUBJECT—Application reopened July 7, 1954 as Vol. II—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—129 51st street, north side, 206 ft. 8 in. west of 2nd avenue and 138-164 50th street, Block 788, Lot 25, Borough of Brooklyn.

671-54-A

APPLICANT—Frederick A. Ketcher, for Bruce Realty Co., owner (Sears-Roebuck and Co., lessee).

SUBJECT—Application July 30, 1954—appeal from an order of the fire commissioner.

PREMISES AFFECTED—2506-2526 Webster avenue, east side, from East Fordham road to Park avenue, 400 East Fordham road and 4758-4781 Park avenue, Block 3033, Lot 12, Borough of The Bronx.

396-47-A—Vol. II

APPLICANT—Sidney Daub, for Manhattanville Neighborhood Center, Inc., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—514 West 126th street, south side, 161 ft. 10 in. west of Amsterdam avenue, Block 1982, Lot 36, Borough of Manhattan.

909-50-A—Vol. II

APPLICANT—Sidney Daub, for Moe Mandell, owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—446 West 36th street, south side, 200 ft. east of 10th avenue, Block 733, Lot 62, Borough of Manhattan.

760-51-A—Vol. II

APPLICANT—Harry Silverman, for The Nansal Corp., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—510 East 72nd street, south side, 198 ft. east of York avenue and 511-513-515 East 71st street, north side, 198 ft. east of York avenue, Block 1483, Lots 9, 10, 11 and 42, Borough of Manhattan.

801-53-A

APPLICANT—Charles M. Spindler, for Beard's Erie Basin, Inc., owner (Kwik Cleaners, lessee).

SUBJECT—Application November 5, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—2 Beard street and 102 Otsego street, northwest corner, Block 606, Lot 5, Borough of Brooklyn.

214-54-A

APPLICANT—Gabriel Nathan, for Arthur Levy, owner.

SUBJECT—Application March 25, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—12 Howard avenue, west side, 40 ft. north of Madison street, Block 1481, Lot 39, Borough of Brooklyn.

690-50-A—Vol. II

APPLICANT—Degenhardt, Miller and Lindberg, for Borden's Farm Products, Division of The Borden Company, owner.

SUBJECT—Application reopened May 18, 1954 as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—35-18 Steinway street and 35-02 35th avenue, southwest corner and 35-01 38th street, 3rd floor, Block 668, Lot 9, Long Island City, Borough of Queens.

130-52-A—Vol. II

APPLICANT—Hexagon Laboratories, Inc., owner.

SUBJECT—Application reopened April 20, 1954, as Vol. II—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—3536 Peartree avenue, north side, 150 ft. east of Boston road, Block 5283, Lot 48, Borough of The Bronx.

492-54-A

APPLICANT—Cole and Liebmann, for Broadway and Forty-First Street Corp., owner.

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SUBJECT—Application June 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1441-1445 Broadway, southwest corner of West 41st street and 569-579 7th avenue, Block 993, Lot 55, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 8, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, October 8, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

64-27-SR—Vol. II

Proposed Revision of the Factory Exit Rules.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 13, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, October 13, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

480-24-BZ—Vol. II

APPLICANT—Jack Oxenhandler, for Lena Oxenhandler, owner (Bell Service Station, lessee).

SUBJECT—Application reopened May 11, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7h and 7i of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension in area of existing gasoline service station to include lubritorium, auto laundry, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1925-1931 Broadway and 2018-2032 Eastern parkway extension, northeast corner, Block 3472, Lot 106, Borough of Brooklyn.

Laid over from September 14, 1954, to October 13, 1954, for inspection and decision without further argument; hearing closed.

441-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Coscia, owner.

SUBJECT—Application reopened January 19, 1954, as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution to permit in a residence use, C area district, the alteration and extension of existing building, using more than the area permitted and without the required rear yard, and to permit the change of use from storage garage for more than five motor vehicles, and auto repair shop to storage garage for more than five motor vehicles, auto repair shop, lubrication, car washing and office on first floor and storage garage on second floor.

PREMISES AFFECTED—353-367 91st street, north side, 154 ft. 8½ in. west of 4th avenue, Block 6081, Lots 77, 78 and 79, Borough of Brooklyn.

Laid over from September 14th to October 13, 1954, for inspection and decision.

190-54-BZ

APPLICANT—Henry Nordheim, for Felix and Sadie Itkin and 415 Sound View Avenue, Inc., owners.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the extension to existing laundry, using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—415-421 Sound View avenue, west side, 10.91 ft. north of Underhill avenue and 416 Leland avenue, Block 3498, Lots 30, 31 and 32, Borough of The Bronx.

Laid over from September 14th to October 13, 1954, for inspection and decision.

220-51-BZ—Vol. II

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application reopened July 8, 1952 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district, the proposed building and the change in occupancy from gasoline oil selling station and the parking and storage of more than five motor vehicles, to gasoline service station, accessory building to include store, utility room, lubritorium, auto-washing, motor vehicle repairs, storage and sale of accessories and to permit the existing parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neill avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

Laid over from September 14th to October 13, 1954, for inspection and decision.

534-52-A

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application June 19, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neil avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

147-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruckner Boulevard Leasing Corp., owner.

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the maintenance of existing legal high speed (automatic) auto laundry and to permit the erection and maintenance, for a term of fifteen years of a gasoline service station, lubritorium, motor vehicle repairs, storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—482-504 Utica avenue, west side, from Midwood street to Maple street, 842-850 Maple street and 861-871 Midwood street, Block 4589, Lot 95, Borough of Brooklyn.

Laid over from July 20, 1954, to September 21, 1954, at request of objectors' representative; no further request for adjournment; then to October 13, 1954, for inspection and decision; hearing closed.

741-49-BZ—Vol. II

APPLICANT—Michael Dellacona, for Michael and John Dellacona, owners (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened April 28, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail use district, the extension to accessory building on existing gasoline service station, and the addition of two gasoline storage (550 gal.) tanks.

PREMISES AFFECTED—241-15 Hillside avenue, northwest corner of 252nd street, Block 7909, Lot 1, Bellerose, Borough of Queens.

Laid over from September 21, 1954, to October 13, 1954, for further consideration after applicant files revised plans.

139-53-BZ

APPLICANT—Leonard F. Rothkrug, for P. J. Construction Corp., owner.

SUBJECT—Application February 27, 1953—(decision of the

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borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage, nearer to side and rear lot lines than is permitted.

PREMISES AFFECTED—110-40 Jewel avenue, south side, 200 ft. west of 112th street, Block 2231, Lot 26, Forest Hills, Borough of Queens.

Laid over from September 21, 1954, to October 13, 1954, at request of applicant's representative.

737-38-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Bridge Motors, Inc., owner (Joseph Liss, lessee).

SUBJECT—Application reopened June 15, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years the maintenance of existing parking and storage of more than five motor vehicles, and to permit the erection and maintenance of a gasoline service station and office.

PREMISES AFFECTED—1171-1185 River avenue, west side, 100 ft. south of East 167th street, Block 2496, Lot 64, Borough of The Bronx.

723-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John Al-bergo, owner.

SUBJECT—Application reopened December 22, 1953 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of twenty motor vehicles on the same lot with a three family dwelling, for a term of five years.

PREMISES AFFECTED—169-177 Palmetto street, north side, 125 ft. east of Central avenue, Block 3342, Lot 55, Borough of Brooklyn.

945-53-A

APPLICANT—Lama, Proskauer and Prober, for John Al-bergo, owner.

SUBJECT—Application filed September 16, 1953—for a variation of the provisions of section 60 of the Multiple Dwelling Law.

PREMISES AFFECTED—177 Palmetto street, north side, 125 ft. east of Central avenue, Block 3342, Lot 55, Borough of Brooklyn.

372-52-BZ

APPLICANT—Renander and Miller, for Walter G. Stack-ler and Leonard L. Frank, owners.

SUBJECT—Application May 21, 1952 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a local retail and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, accessory sales, motor vehicle repairs and office.

PREMISES AFFECTED—231-16 Linden boulevard and 117-04 232nd street, southwest corner, Block 12748, Lot 106, St. Albans, Borough of Queens.

632-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Irving Rubber and Metal Co., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a structure using more than the area permitted, and to be used for office, loading space, junk shop for sorting, packing and baling of scrap metal and rubber (no paper or rags), with an entrance to off street loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—9517-9529 Ditmas avenue and 736-746 East 96th street, northwest corner, Block 8113, Lot 1, Borough of Brooklyn.

930-53-BZ

APPLICANT—Julius S. Rapson, for Louis F. Whitman, owner.

SUBJECT—Application December 29, 1943—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, GI area district the extension of existing two family dwelling.

PREMISES AFFECTED—138-45 224th street, east side, 120 ft. north of 139th avenue, Block 13138, Lot 13, Springfield Gardens, Borough of Queens.

49-54-BZ

APPLICANT—Frank J. Ross, for Terigo Cavalli and Joseph Bassani, owners.

SUBJECT—Application January 28, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the maintenance of existing one family, two story brick dwelling and one car garage, nearer to the street line than is permitted.

PREMISES AFFECTED—2019 Hobart avenue, southwest corner of East 194th street, Block 4240, Lot 30, Borough of The Bronx.

242-54-BZ

APPLICANT—Charles M. Spindler, for CMH Realty Co., Inc., owner.

SUBJECT—Application April 8, 1954—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories, and office.

PREMISES AFFECTED—21-15 Jackson avenue and 46-27 to 46-35 21st street, northeast corner and 21-02 to 21-10 46th road, Block 74, Lot 1, Long Island City, Borough of Queens.

391-54-BZ

APPLICANT—Kitzler and Nurick, for U. K. Realty Corp., owner.

SUBJECT—Application May 18, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district the erection and maintenance of a structure using more than the area permitted.

PREMISES AFFECTED—2386-2392 Flatbush avenue, west side, 200 ft. north of Avenue T, Block 8528, Lots 65, 67 and 68, Borough of Brooklyn.

397-54-BZ

APPLICANT—Patrick D. Concagh, for 309 West Street Corp., owner.

SUBJECT—Application May 20, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the demolition of existing buildings and to permit vacant plot to be used for the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—309-311 West 46th street, north side, 145 ft. west of 8th avenue, Block 1037, Lots 125 and 26, Borough of Manhattan.

455-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Frederick H. Kreckman, owner.

SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of ten years the conversion of existing legal use (garage), to office auto body and fender work, welding and incidental auto painting and spraying.

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PREMISES AFFECTED—184-186 Vermont street, west side, 141 ft. 9 in. south of Atlantic avenue, Block 3688, Lots 25 and 26, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 13, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, October 13, 1954, at 2 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:*

249-54-A

APPLICANT—Loft Candy Corp., owner.
SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—38-38 9th street, northwest corner of 40th avenue (Block 476, Lot 1), Long Island City, Borough of Queens.

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Rudolph and Bertha Pollak,
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N.B. 567-52 (building not constructed in accordance with approved plans).
PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julis DeMasi and Florence Lociceio.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).
PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNER OF PREMISES—Dominick W. Ciminiello.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.
PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Anthony M. and Sarah Capuano.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).
PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Cono and Nancy Giardina.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52

(building not constructed in accordance with approved plans).

PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglia, Jr.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Rhersen and Beatrice Kaufman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 573-52 (constructed not in accordance with approved plans).

PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Henry and Dorothy Kurtz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11507-52 issued re N.B. 574-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Manuel and Theresa Molines.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Arthur and Julia Sussman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Benjamin and Helen Katz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

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443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNER OF PREMISES—Max Kanak.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.

SUBJECT—Application March 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

247-52-A—Vol. II

APPLICANT—H. E. Horwood, for Webster-Hutton Co., owner (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened January 12, 1954 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—3200 Jerome avenue and 15 Van Cortlandt Park east, northeast corner, Block 3323, Lot 36, Borough of The Bronx.

341-54-A

APPLICANT—Joseph Lau, for Elaine McCrea, owner.

SUBJECT—Application (Restored to the docket 9/20/54) filed pursuant to Sec. 310 of the MDL for variation of the requirements of Sec. 27 subdivision 2(b) of the Multiple Dwelling Law as to minimum dimensions of yard; and variation of section 102 subdivision 6(j) and sections 103, 104 and 105 of the MDL as to exits.

PREMISES AFFECTED—297 10th avenue and 501-503 West 27th street, northwest corner, Block 699, Lot 30, Borough of Manhattan.

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

894-53-A

APPLICANT—Ervin Palmer, for Daspal Realty Corp., owner.

SUBJECT—Appeal filed December 10, 1953 from an order of the fire commissioner and decisions of the borough superintendent.

PREMISES AFFECTED—34 West 13th street, south side, 395 ft. east of Avenue of the Americas, Block 576, Lot 22, Borough of Manhattan.

343-50-A—Vol. II

APPLICANT—Mergenthaler Linotype Company, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—1-57 Hall street; 2-60 Ryerson street; 15-49 Ryerson street; 299-313 Park avenue and 248-254 Flushing avenue, Blocks 1867 and 1877, Lot 1, Borough of Brooklyn.

793-52-A

APPLICANT—Joseph Schafran, for Morton Pickman, Bess Berley and Esther Elman, owners.

SUBJECT—Application October 1, 1952—Appeal from decisions re orders of the fire commissioner.

PREMISES AFFECTED—206-10 to 206-16 86th road, 86-50 to 86-54; 86-60 to 86-64; 86-72 to 86-76; 86-80 to 86-84 and 86-92 to 86-96 208th street (Block 10590, Lot 100); 209-10 to 209-16 and 209-30 to 209-34 86th drive and 210-10 to 210-16 and 210-34 to 210-40 Grand Central parkway (Block 10592, Lot 150); 209-31 to 209-35 86th drive; 86-09 to 86-15; 86-35 to 86-39; 86-61 to 86-65 and 86-91 to 86-95 208th street; 208-26 to 208-30; 208-70 to 208-76; 208-84 to 209-90 Grand Central parkway (Block 10593, Lot 2); 206-09 to 206-15 86th road; 86-02 to 86-06; 86-18 to 86-20 and 86-26 to 86-30 208th street (Block 10599, Lot 100), Hollis, Borough of Queens, Decisions.

360-53-A

APPLICANT—L. Brodsky and Sons, for Lemarsel Realty Corp., owner.

SUBJECT—Application May 1, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—8 Greene street, east side, 101 ft. 13/4 in. north of Canal street, Block 230, Lot 12, Borough of Manhattan.

490-53-A

APPLICANT—Joseph H. Sand, for Aace F. Bjerrum, owner.

SUBJECT—Application June 26, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—374 Lexington avenue, south side, 325 ft. east of Marcy avenue, Block 1804, Lot 20, Borough of Brooklyn.

79-54-A

APPLICANT—Burke, Green and Groh, for Joseph L. Costa, owner.

SUBJECT—Application February 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—34-45 Francis Lewis boulevard, east side, 182 ft. 10 in. north of Jordan street, Block 6077, Lot 51, Flushing, Borough of Queens.

481-54-A

APPLICANT—Harry A. Yarish, for Jacob Shapiro, owner.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—101 Varet street, north side, 125 ft. west of Humboldt street, 2nd floor, Block 3106, Lot 29, Borough of Brooklyn.

115-54-A

APPLICANT—Burke, Green and Groh, for Anchor Coal Co., Inc., and Sunshine Coal, Coke and Fuel Oil, Inc., owners.

SUBJECT—Application February 17, 1954—Re: Transportation of fuel oil (No. 2) in tank trucks in New York City (capacity of tanks not in accordance with Fire Department specifications covering Tank Trucks).

486-54-A

APPLICANT—Fred Leef, Isadore Silverman and Samuel Feldman, d/b/a Silverleaf Realty Corp., owner (Fred Chaite Studios Inc., lessee).

SUBJECT—Application June 16, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35 West 56th street, north side, 369 ft. east of 6th avenue (Avenue of the Americas), Block 1272, Lot 16, Borough of Manhattan.

541-53-A

APPLICANT—Leonard F. Rothkrug, for George Donus, owner.

SUBJECT—Application June 18, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—133-18 Francis Lewis boulevard west side, 160 ft. south of 133rd avenue, Block 12969, Lot 8, Laurelton, Borough of Queens.

CALENDAR

659-53-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings.

OWNERS OF PREMISES—George B. and Cecil A. Donus.

SUBJECT—Application August 18, 1953—Revocation of Certificate of Occupancy #84750-52 issued re Alt. 2702-52.

PREMISES AFFECTED—133-18 Francis Lewis boulevard, west side 160 ft. south of 133rd avenue, Block 12969, Lot 8, Laurelton, Borough of Queens.

656-54-A

APPLICANT—Reuben A. Lazarus, for 1400 Broadway Construction Corp., owner.

SUBJECT—Application August 25, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1400 Broadway, northeast corner of West 38th street, Block 814, Lot 19, Borough of Manhattan.

303-53-A

APPLICANT—William Picker Co., for C. & W. Holding Corp., owner.

SUBJECT—Appeal from a decision re an order of the Fire Commissioner.

PREMISES AFFECTED—132 Greenwich street, west side, 24 ft. south of Cedar street, Block 54, Lot 21, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 19, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 19, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

218-54-BZ

APPLICANT—Ingram S. Carner, for Rosalie Krenkel and Louis Mintz, owners.

SUBJECT—Application March 30, 1954—(decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (automatic), storage and sale of accessories and the parking of motor vehicles waiting to be serviced, with an entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—5401-5427 Flatlands avenue and 1187-1197 East 54th street, northeast corner, Block 7780, Lots 9, 14 and 15, Borough of Brooklyn.

Laid over from July 13, 1954, to September 14, 1954, at request of attorney for objectors; no further requests for adjournments; then to October 19, 1954, for inspection and decision without further argument; hearing closed.

641-30-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Alhen Holding Corp., owner.

SUBJECT—Application reopened February 17, 1953 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the extension in use and area of existing gasoline service station, to be used as a lubricatorium, non automatic car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—207-06 Hillside avenue and 88-01 to 88-09 207th street, southeast corner, Block 10582, Lot 1, Hollis, Borough of Queens.

Laid over from September 14, to October 19, 1954, in view of the proposed taking by the Park Department of the premises for construction as a park and playground in connection with the school on the block.

224-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Belzer Corp., owner.

SUBJECT—Application April 1, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a kiddie park, pony track, zoo area and office; and to permit the parking of patrons cars (no fee to be charged).

PREMISES AFFECTED—1904-1914 Linden boulevard and 788-852 Sheffield avenue, southwest corner, 463-485 Stanley avenue and 801-847 Georgia avenue, entire block, Block 4345, Lot 6, Borough of Brooklyn.

Laid over from September 21, 1954, to October 19, 1954, for inspection and decision without further argument; hearing closed.

343-54-BZ

APPLICANT—Patrick D. Concagh, for Paris Realty Corp., owner.

SUBJECT—Application May 3, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—367-369 East 154th street, north side, 100 ft. east of Courtland avenue, Block 2401, Lots 35 and 36, Borough of The Bronx.

Laid over from September 21, 1954, to October 19, 1954, for inspection and decision without further argument; hearing closed.

359-54-BZ

APPLICANT—Charles M. Spindler, for Muller Brothers Holding Corp., owner.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit the extension of storage warehouse located in the business use district portion, to extend into the residence use portion, using more than area permitted in a D area district, and to permit a business entrance nearer the residence use district than is permitted to proposed extension of parking and storage of motor vehicles.

PREMISES AFFECTED—101-08 to 101-28 Queens boulevard and 101-21 to 101-33 67th drive, southwest corner, Block 3171, Lot 28, Forest Hills, Borough of Queens.

Laid over from September 21, 1954, to October 19, 1954, for inspection and decision without further argument; hearing closed.

360-54-A

APPLICANT—Charles M. Spindler, for Muller Brothers Holding Corp., owner.

SUBJECT—Application April 30, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—101-08 to 101-28 Queens boulevard and 101-21 to 101-33 67th drive, southwest corner, Block 3171, Lot 28, Forest Hills, Borough of Queens.

1284-23-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Culver Garage Corp., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7i and 19A of the zoning resolution, to permit in a residence and business use district the maintenance of legal use of public garage, store and one family dwelling, and to permit continuance of present use of motor vehicle repairing, and to permit the proposed opening in rear wall between buildings, and to permit the loading and unloading space without the required height and width of door openings.

PREMISES AFFECTED—8222-8226 18th avenue, west side, 70 ft. north of 84th street, Block 6314, Lot 72, Borough of Brooklyn.

CALENDAR

376-42-BZ—Vol. III

APPLICANT—Edward Handelman, for Standard Properties, Inc., owner (The Heights Co. Inc., owner under contract).

SUBJECT—Application reopened July 20, 1954 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district the parking and storage of motor vehicles.

PREMISES AFFECTED—262 Fulton street, west side, 167 ft. 11 in. south of Clark street, Block 238, Lot 50, Borough of Brooklyn.

772-53-BZ

APPLICANT—Julius S. Rapson, for Dreyer Homes, Inc., Owner.

SUBJECT—Application October 27, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district the maintenance of existing seven one family dwellings without the required courts, and to permit the front of buildings (porches) to extend within required set back from front building line.

PREMISES AFFECTED—257-46 to 257-74 48th road, south side, 50 ft., 90 ft., and 130 ft. west of 259th street, Block 13676, Lot 28, Block 13673; Lots 29 and 32; 259-19 to 259-23 148th road, north side, 160 ft. and 200 ft., east of 259th street, Block 13687, Lots 31 and 33; 259-20 to 259-24 148th road, south side, 160 ft. and 200 ft. east of 259th street, Block 13688, Lots 74 and 76, Rosedale, Borough of Queens.

117-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Matteo Guerino, owner.

SUBJECT—Application February 17, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles with a show window nearer the residence use district than is permitted.

PREMISES AFFECTED—394-404 Avenue U and 2133-2143 East 2nd street, southeast corner, Block 7129, Lot 1, Borough of Brooklyn.

232-54-BZ

APPLICANT—Gustave Goldman, for Nathan A. Goldstein, owner.

SUBJECT—Application April 6, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of five years the use of premises for doctor's offices in cellar in addition to existing doctor's office and dwelling on first floor.

PREMISES AFFECTED—71-18 Main street, northwest corner of 71st road, Block 6619, Lot 32, Flushing, Borough of Queens.

247-54-BZ

APPLICANT—Lama, Proskauer and Prober, and Irwin Pakula, for Merior and Susie Marini, owners.

SUBJECT—Application March 24, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in the local retail use district portion of a plot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles in residence use portion all, for a term of fifteen years.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner, Block 6823, Lot 1, Jamaica, Borough of Queens.

304-54-BZ

APPLICANT—Robert Gottlieb, for G. and S. Garage Corp., owner.

SUBJECT—Application 23, 1954—(decision of the borough superintendent) under section 19A(h) of the zoning resolution, to permit in an unrestricted use district an entrance to a loading berth less than required height.

PREMISES AFFECTED—1074 Home street, west side, 147.76 ft. north of Westchester avenue, Block 2758, Lot 25, Borough of The Bronx.

305-54-A

APPLICANT—Robert Gottlieb, for G. and S. Garage Corp., owner.

SUBJECT—Application April 23, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1074 Home street, west side, 147.76 ft. north of Westchester avenue, Block 2758, Lot 25, Borough of The Bronx.

306-54-BZ

APPLICANT—Burke, Green and Groh, for 375 Remsen Avenue Realty Corp., owner.

SUBJECT—Application April 23, 1954—(decision of the borough superintendent) under sections 7e, 7c and 21 of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of a business building, using more than the area permitted.

PREMISES AFFECTED—375-381 Remsen avenue, east side, 60 ft. north of Lenox road, Block 4645, Lots 50 and 51, Borough of Brooklyn.

364-54-BZ

APPLICANT—Patrick D. Concagh for Donato Diovio Salvo, owner.

SUBJECT—Application May 7, 1954—(decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence and local retail use district the parking and storage of motor vehicles.

PREMISES AFFECTED—1194-1204 Ogden avenue, east side, 285.04 ft. north of West 167th street and 1199-1203 Nelson avenue, Block 2516, Lots 13, 14 and 48, Borough of The Bronx.

423-54-BZ

APPLICANT—Paul Friedman, for Peter and Rachel Federico, owners.

SUBJECT—Application June 2, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 19, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 19, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

478-54-SA

APPLICANT—American Radiator and Standard Sanitary Corporation, owner.

SUBJECT—Application May 24, 1954—New Stanflame Gas Conversion, Models GC-1, GC-1-A and GC-2, approval of.

245-53-SA

APPLICANT—American Sterilizer Company, owner.

SUBJECT—Application March 31, 1953—American 5 gal. hour Water Still (direct steam heat), Model SS-5W, approval of.

CALENDAR

511-54-SA

APPLICANT—General Electric Appliances, N. Y.: for General Electric Company, owner.
SUBJECT—Application June 8, 1954—G E Electric Dishwasher, Models SE-120, UC-120, SE-40, SU-60 and SE-60, approval of.

491-31-SA—Vol. VI

APPLICANT—Perfection Stove Company, owner.
SUBJECT—Application reopened May 4, 1954 as Vol. VI to consider change of exterior design and model numbers—Perfection Oil Heaters, Models H-811, H-812, H-813, H-815, H-816, H-818, H-818-A, H-822 and H-823.

800-38-SA

APPLICANT—Delco Appliance Corporation, owner.
SUBJECT—Application reopened January 5, 1954 for amendment to resolution as to marketing under additional trade name—General I-715 Oil Burner (previously approved re Delco Heat Oil Burner, DX, D12, D34, D44, DR, DR-0, DR-1, DRF, DF2 and DLM).

679-38-SA

APPLICANT—General Gas Light Company, owner.
SUBJECT—Application reopened May 4, 1954 for consideration as to additional model (Humphrey Gas Unit Heater, Model 40G), previously approved re Humphrey Gas Unit Heater, Models 60, 65, 85, 100, 125 and 200.

568-50-SA

APPLICANT—Norman Products Company, owner.
SUBJECT—Application reopened June 22, 1954 as to additional models of Horizontally furnaces—re Norman Southerner Horizontal Designed Forced Air Gas-fired Central Furnace (previously approved), Models UH-40, UH-60, UHB-60, UHB-80, UHB-100, FU-40A, FU-60A, FUB-40A, FUB-60A, FUB-80A and FUB-100A.

252-50-SA

APPLICANT—The Liquid Carbonic Corporation, owner-manufacturer.
SUBJECT—Application reopened September 15, 1953 as to include smaller Liquidflow CO₂—re Liquidflow CO₂ Receivers, Models 3 ton, 3¾ ton, 6 ton, 8 ton and 20 ton (previously approved).

778-53-A

APPLICANT—John T. Kelleher, borough superintendent, Borough of Queens.
OWNERS OF PREMISES—Herman Haken and H. L. Kreuscher.
SUBJECT—Application October 30, 1953—Revocation of Certificate of Occupancy #Q91444 issued 9/14/53.
PREMISES AFFECTED—106-01 Merrick boulevard, southeast corner of 106th avenue, Block 10237, Lot 5, Jamaica, Borough of Queens.

296-54-A

APPLICANT—Patrick D. Concagh, for Waldorf Astoria Hotel Corp., owner.
SUBJECT—Application April 19, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—301-309 Park avenue, 538-556 Lexington avenue, 81-121 East 49th street and 80-120 East 50th street, entire block, Block 1304, Lot 1, Borough of Manhattan.

896-52-A

APPLICANT—Hal. I. Mirowitz, for Vito Brancato, owner.
SUBJECT—Application December 22, 1952—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—482-484 Leonard street, east side, 78 ft. north of Engert avenue, Block 2698, Lot 5, Borough of Brooklyn.

879-53-A

APPLICANT—Harry L. Alper, for Marian R. Feist, and Harold A. Rouse, owners (Third-Mile Shoe Co., Inc., lessee).
SUBJECT—Application December 10, 1953—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—1536 Third avenue, west side, 72 ft. 8½ in. north of East 86th street, Block 1515, Lot 36, Borough of Manhattan.

54-54-A

APPLICANT—Samuel W. Ross, for Benjamin L. Tenzer, owner.
SUBJECT—Application January 21, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—24 Maiden lane, southwest corner of Nassau street, Block 64, Lot 4, Borough of Manhattan.

105-53-A

APPLICANT—Hellenic Orthodox Community Saint Barbara, Adjoining owner.
OWNER OF RECORD—Kamgo Service Station Inc.
SUBJECT—Application February 9, 1953—Appeal from a decision of the borough superintendent re Revocation of Certificate of Occupancy, 30392/52 and Approval of N.B. App. 62-52.
PREMISES AFFECTED—26 Forsyth street, east side, 101 ft. 6 in. north of Division street, Block 292, Lot 7, Borough of Manhattan.

354-54-A

APPLICANT—Long Island Lighting Co., owner.
SUBJECT—Application April 30, 1954—Application for recommendation filed pursuant to Appeal from a decision of the Commissioner of Marine and Aviation amended August 4, 1954 to include an appeal from a decision of the Fire Commissioner.
PREMISES AFFECTED—Northerly extension of Beach 28th street and Dickens avenue, along Mott Basin (Block 171, Lots 5, 9, 18, 21, 25, 27, 28, 29, 32, 33, 34, 35, 36, 38, 50, 61, 66, 70, 72 and 74; Block 170, Lots 1, 7, 50, 59, 64; Block 172, Lots 25, 29, 33, 37, 41, 51, 55, 59, 63, 67, Block 173, Lots 1, 6, 11; Block 174, Lots 1, 10, 15, 30, 35, 40 and Block 176, Lot 1), Far Rockaway, Borough of Queens.

332-53-A

APPLICANT—St. John's University, owner.
SUBJECT—Application April 30, 1954—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—Block bounded by Union turnpike, 170th street, Utopia parkway, 82nd avenue, 172nd street, service road of Grand Central parkway, 168th street and proposed Goethals avenue (Block 7021, Lot 1; Block 7022, Lot 1; Block 7023, Lot 1; Block 7029, Lot 30; Block 7030, Lot 30; Block 7031, Lot 1; Block 7032, Lot 1; Block 7033, Lot 1; Block 7034, Lots 1 and 12; Block 7035, Lots 1, 11 and 28; Block 7036, Lots 1, 10 and 23; Block 7037, Lots 1, 10 and 28; Block 7048, Lots 64, 66, 69 and 74; Block 7049, Lot 1; Block 7051, Lot 1; Block 7052, Lot 1; Block 7053, Lot 1; Block 7054, Lot 1; Block 7055, Lots 1 and 8; Block 7056, Lots 1 and 9; Block 7058, Lot 1; Block 7059, Lot 1; Block 7060, Lot 1; Block 7061, Lots 1 and 22; Block 7062, Lots 1 and 8; Block 7063, Lot 1; Block 7064, Lots 116, 122, 124, 127, 129, 131 and 136), Flushing, Borough of Queens.

423-53-A

APPLICANT—145 East 23rd St., Hotel Restaurant Corp., for Lawrence A. Wien, owner (Kenmore Hotel Corp., lessee).
SUBJECT—Application May 22, 1953—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—143-145 East 23rd street, north side, 102 ft. east of Lexington avenue, Block 879, Lot 27, Borough of Manhattan.

CALENDAR

566-53-A

APPLICANT—Henry George Greene, for Clintonic Beverage Co., owner.

SUBJECT—Application July 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-51 Suffolk street, west side, 100 ft. north of Grand street, Block 351, Lot 51, Borough of Manhattan.

730-53-A

APPLICANT—William B. Moore, for Dereshun Realty Corp., owner.

SUBJECT—Application September 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—189-191 Sterling place, north side, 54 ft. 7 in. east of Flatbush avenue, Block 1164, Lot 82, Borough of Brooklyn.

340-54-A

APPLICANT—Miles A. Gordon, for St. James Holding Corp., owner (Becker's Dress Shop, lessee).

SUBJECT—Application April 28, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—118-122 East 59th street, south side, 165 ft. west of Lexington avenue, Block 1313, Lots 63 and 164, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 26, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 26, 1954, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

435-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Emil Grolimund, Elizabeth Bischoff and Frieda Finkelstein, owners.

SUBJECT—Application reopened June 16, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—169-02 to 169-10 (official 169-04) Union turnpike and 80-01 to 80-09 169th street, southeast corner, Block 7020, Lot 1, Flushing, Borough of Queens.

Laid over from September 21, 1954, to October 26, 1954, for inspection and decision; hearing closed.

199-54-BZ

APPLICANT—M. Martin Elkind, for Arthur I. Kraft, owner.

SUBJECT—Application March 16, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (retail stores).

PREMISES AFFECTED—61-27 to 61-43 Main street and 142-02 61st road, southeast corner, Block 6412, Lot 1, Flushing, Borough of Queens.

Laid over from September 21, 1954, to October 26, 1954, for inspection and decision; applicant to submit information as to 61st road; hearing closed.

108-32-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner (Jack Curtin, lessee).

SUBJECT—Application reopened May 18, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a

business use district, the reconstruction and extension of accessory building on existing gasoline service station, to including lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, sale of used cars, and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2950-2958 Webster avenue and 401-411 Bedford Park boulevard, northeast corner, Block 3274, Lot 1, Borough of The Bronx.

Laid over from September 28, 1954, to October 26, 1954, for inspection and decision without further argument; hearing closed.

168-49-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station including lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1441 Westchester avenue, northeast corner of Bronx River avenue, Block 3770, Lot 83, Borough of The Bronx.

Laid over from September 28, 1954, to October 26, 1954, at request of applicant's representative.

790-53-BZ

APPLICANT—William A. Giesen, for Richard Griffin, owner.

SUBJECT—Application October 30, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension in use and area of an existing gasoline service station to include gasoline and oil selling station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories, store and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6161-6199 Broadway, southwest corner of West 251st street, Block 3415, Lots 1182, 1186 and 1187, Borough of The Bronx.

Laid over from September 28, 1954, to October 26, 1954, for inspection and decision without further argument; hearing closed.

791-53-A

APPLICANT—William A. Giesen, for Richard Griffin, owner.

SUBJECT—Application October 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—6161-6199 Broadway, southwest corner of West 251st street, Block 3415, Lots 1182, 1186 and 1187, Borough of The Bronx.

96-54-BZ

APPLICANT—Lawrence M. Rothman, for Louis Tamerlis, and F. L. and George H. Haase, owners.

SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and unrestricted use district, the parking and storage of motor vehicles, with a curb cut in the residence use portion of plot.

PREMISES AFFECTED—700 East 140th street, south side, 92.2 ft. west of Jackson avenue, Block 2568, Lots 14-17, Borough of The Bronx.

Laid over from September 28, 1954, to October 26, 1954, for inspection and decision without further argument; hearing closed.

172-54-BZ

APPLICANT—Kenneth W. Milnes, for Thomas M. Crowe, owner.

CALENDAR

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a retail use district, the reconstruction of existing gasoline service station to include, gasoline service station, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—2000 Victory boulevard, southwest corner of Perry avenue, Block 723, Lot 9, West Brighton, Borough of Richmond.

Laid over from September 28, 1954, to October 26, 1954, for applicant to file an administrative appeal in connection with the widening of Victory boulevard and to revise his plans as to location of accessory building.

186-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Vercon Holding Corp., owner.

SUBJECT—Application March 8, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—19-17 to 19-31 Francis Lewis boulevard (19-25 official) and 160-01 to 160-13 Willets Point boulevard, northwest corner, Block 4758, Lot 125, Flushing, Borough of Queens.

Laid over from September 28, 1954, to October 26, 1954, for decision; hearing closed; previously inspected; applicant to furnish information as to present owner of adjoining lot 100, which has apparently been sold to a builder who is constructing residence buildings.

251-54-BZ

APPLICANT—John F. Fitzsimons, for William H. Mosebach and Mildred Mosebach, owners.

SUBJECT—Application April 9, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district, the change of occupancy from one family dwelling to two family dwelling.

PREMISES AFFECTED—23-31 Nellis street, northeast side, 96.98 ft. northwest of Williamson avenue, Block 12713, Lot 11, Springfield Gardens, Borough of Queens.

Laid over from September 28, 1954, to October 26, 1954, for inspection and decision without further argument; applicant to furnish Board with a title search giving the date of taking title by the present owner.

281-54-BZ

APPLICANT—Paul Friedman, for Alice Price, owner.

SUBJECT—Application April 19, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—166-11 Northern boulevard, northwest corner of 167th street, Block 5341, Lot 1, Flushing, Borough of Queens.

Laid over from September 28, 1954, to October 26, 1954, for further hearing and for the applicant to send out notices according to the Board's rules by registered mail prior to the above additional hearing date.

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owners.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, for a term of fifteen years, the erection and maintenance of stores, auto show-room, gasoline service station, car-wash, lubritorium, motor vehicle repairs, storage and sale of acces-

sories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading and the parking of patrons' cars.

PREMISES AFFECTED—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road, Block 6666, Lot 1, Flushing, Borough of Queens.

Laid over from September 28, 1954, to October 26, 1954, at request of objector, applicant concurring; no further requests for adjournment and no further notice to owners.

627-39-BZ—Vol. III

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application reopened July 20, 1954, as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and rearrangement of existing gasoline service station, lubritorium, storage and sale of accessories and office; and the parking and storage of more than five motor vehicles; and to include the wholesale sale of kerosene, car washing (non-automatic), motor vehicle repairs and the parking of cars waiting to be serviced.

PREMISES AFFECTED—2642-2666 Fulton street, south side, from Pennsylvania avenue to New Jersey avenue, Block 3670, Lot 18, Borough of Brooklyn.

478-53-BZ

APPLICANT—Joseph Amaru, for James Muro and Edward Muro, owners.

SUBJECT—Application June 18, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district the maintenance of motor vehicle repair shop (including body and fender work), to existing gasoline service station, non storage garage for more than five motor vehicles, lubritorium, and car washing.

PREMISES AFFECTED—46-01 108th street, southeast corner of 46th avenue, Block 2002, lot 1, Corona, Borough of Queens.

835-53-BZ

APPLICANT—Theodore S. Nilsen, for John and Hermine Seco, owners.

SUBJECT—Application November 19, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G 1 area district, the maintenance of existing one family dwelling without the required side yard.

PREMISES AFFECTED—243-15 137th avenue, north side, 40 ft. west of 244th street, Block 13240, Lot 3, Rosedale, Borough of Queens.

297-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sylvia Griff, owner.

SUBJECT—Application March 12, 1954—(decision of the borough superintendent) under sections 7c and 19A(h) of the zoning resolution, to permit in the business use portion of plot located in a residence and business use, D area district, the demolition of existing frame structure on lot 23, and the erection of a new one-story extension, using more than area permitted; and to permit an opening from proposed extension to existing frame structure to construct one large store; and to permit a horizontal exit door between two structures; and to permit an entrance to a proposed loading area—both located in the residence use portion of plot, with the loading area less than 33 feet in depth, and less than 14 feet in height.

PREMISES AFFECTED—65-61 to 65-65 Grand avenue and 56-64 to 56-72 Hamilton place, northwest corner (Block 2719, Lots 21, 22 and 23), Maspeth, Borough of Queens.

CALENDAR

790-49-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sylvia Griff, owner.

SUBJECT—Application reopened April 20, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—65-61 to 65-65 Grand avenue and 56-64 to 56-72 Hamilton place, northwest corner, Block 2719, Lots 21, 22 and 23, Maspeth, Borough of Queens.

355-54-BZ

APPLICANT—Burke, Green and Groh, for DeVoe Iron Works, Inc., owner.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent), under sections 7a, 7e and 21 of the zoning resolution, to permit in a business use district the demolition of metal office and storage buildings and the construction of a new one-story fireproof extension to existing iron works to house crane now in open yard and to install an additional traveling crane in new portion of building, without the required inner court along northerly lot line.

PREMISES AFFECTED—33-29 to 33-43 9th street, east side, 125.10 ft. north of 34th avenue, Block 320, Lot 10, Long Island City, Borough of Queens.

356-54-A

APPLICANT—Burke, Green and Groh, for DeVoe Iron Works, Inc., owner.

SUBJECT—Application April 30, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—33-29 to 33-43 9th street, east side, 125.10 ft. north of 34th avenue, Block 320, Lot 10, Long Island City, Borough of Queens.

398-54-BZ

APPLICANT—Patrick D. Concagh, for Jafra Holding Corp., owner.

SUBJECT—Application May 20, 1954—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in the retail use district portion of a lot located in a residence and retail use, D area district, the erection of a business building (stores, offices and factory), using more than the area permitted.

PREMISES AFFECTED—2702 East Tremont avenue, west side, 46.84 ft. south of St. Raymond avenue and 1542 Benson street, Block 3988, Lot 18, Borough of The Bronx.

425-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Nat Peterson and Herbert H. Pensig, owners.

SUBJECT—Application May 27, 1954—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs, store and office; and to permit the parking and storage of motor vehicles with curb nearer the residence use district than is permitted; for a term of fifteen years.

PREMISES AFFECTED—157-21 to 157-39 Cross Bay boulevard, east side, 109.54 ft. north of 149th avenue, Block 11529, Lot 40, Ozone Park, Borough of Queens.

431-54-BZ

APPLICANT—Robert Gottlieb, for Ralph Cioffi, owner.

SUBJECT—Application June 2, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the erection and maintenance of an automobile auto laundry, conducted as the principal business of establishment, for a term of ten years.

PREMISES AFFECTED—2615 Ponton avenue, north side, 100 east of Williamsbridge road and 2616 Roberts avenue, Block 4073, Lot 40, Borough of The Bronx.

452-54-BZ

APPLICANT—Henry G. Harris, for Louis Liebler, owner.

SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—239 Stanton street, southwest corner of Willett street, Block 339, Lot 22, Borough of Manhattan.

519-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Weiss and Sons, Inc., owner.

SUBJECT—Application June 17, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence and business district the maintenance of existing use of office and drafting room in building No. 1 in conjunction with monumental works, and to permit the maintenance of existing steel rolling crane, and open storage of granite between buildings 1 and 2, and to permit building 2 to be used for Diesel engine in connection with monumental works; and to maintain building 3 with its present monumental works and machinery use, and the southern part of lot with its existing steel rolling crane and open monumental machinery consisting of a wire saw and the erection of an additional wire saw alongside present one in open area.

PREMISES AFFECTED—928-940 Jamaica avenue and 1-35 Lincoln avenue, southeast corner, Block 4109, Lot 91, Borough of Brooklyn.

529-54-BZ

APPLICANT—Max Wechsler, for Self-Service Super Market, Inc., owner.

SUBJECT—Application June 17, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the use of second story for offices and meeting room, with two exits from the second floor to street through the residence use portion of lot.

PREMISES AFFECTED—1370-1380 Jerome avenue, northeast corner of Elliot place, Block 2842, Lot 1, Borough of The Bronx.

248-54-A

APPLICANT—Lama, Proskauer and Prober and Irwin Pakula, for Mario and Susie Marani, owners.

SUBJECT—Application March 24, 1954—filed pursuant to section 35, General City Law re premises located in bed of mapped streets—proposed widening of Parsons boulevard and 75th avenue.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner, Block 6823, Lot 1, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 26, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 26, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

549-53-A

APPLICANT—B. & B. Cleaners and Tailors, Inc., owner.

SUBJECT—Application July 16, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—198-10 Linden boulevard, south side, 280 ft. east of 198th street, Block 12619, Lot 5, St. Albans, Borough of Queens.

552-54-A

APPLICANT—Charles N. and Selig Whinston, for Louis Katz and Henry Hirsch, owners.

CALENDAR

SUBJECT—Application June 29, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—42 East 69th street, south side, 150 ft. west of Park avenue, Block 1383, Lot 43, Borough of Manhattan.

694-49-A—Vol. II

APPLICANT—Harry Speyerer, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re Appeal from a decision of the commissioner of Marine and Aviation.

PREMISES AFFECTED—Foot 14th road, west side, of 100th street, 400 ft. south of 14th avenue, Block 4044, Lot 20, College Point, Borough of Queens (under section 35, General City Law—re bed of mapped street—14th road).

824-53-A

APPLICANT—Bernhardt T. Berman, for Sol R. Mantell, owner.

SUBJECT—Application November 19, 1953 filed pursuant to Section 35 General City Law re premises in bed of a mapped street—Beach 68th street and an Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—68-02 Bayfield avenue, north side, 275 ft. west of Beach 67th street, Block 447, Lot 83, Arverne, Borough of Queens.

657-53-A

APPLICANT—Henry George Greene, for 517 West Realty Corp., owner.

SUBJECT—Application August 14, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—513-519 West 57th street, north side, 125 ft. west of 10th avenue and 508-516 West 58th street, Block 1086, Lot 24, Borough of Manhattan.

39-54-A

APPLICANT—Leonard F. Rothkrug, for Riccardo Verdini, owner.

SUBJECT—Application January 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—81-10 102nd avenue, south side, 82.90 ft. east of 81st street, Block 9052, Lot 13, St. Albans, Borough of Queens.

40-54-A

APPLICANT—Ralph E. Stork, for Dairymen's League Co-op. Association, Inc., owner.

SUBJECT—Application January 19, 1954—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—513-523 West 24th street, north side, 455 ft. east of 11th avenue, Block 696, Lot 20, Borough of Manhattan.

63-54-A

APPLICANT—Fred C. Dahlem, for Cosmetology Publications Corp., owner.

SUBJECT—Application January 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3837-3839 White Plains road, west side, 75.31 ft. south of East 221st street, 2nd floor; Block 4655, Lot 42, Borough of The Bronx.

70-54-A

APPLICANT—Degenhardt, Miller and Lindberg, for Flushing Hospital and Dispensary, owner.

SUBJECT—Application February 2, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—44-14 Parsons boulevard, southwest corner of 45th (Franconia) avenue, Block 5199, Lots 1, 19 and 21, Flushing, Borough of Queens.

101-54-A

APPLICANT—Maurice Intrator, for Stanley Pulak, owner.

SUBJECT—Application February 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—106-19 Sutphin boulevard, east side, 40 ft. north of South road, Block 10060, Lot 28, Jamaica, Borough of Queens.

113-54-A

APPLICANT—Ferdinand Savignano, for Esterina Pelosi, owner.

SUBJECT—Application February 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1676 57th street, south side, 140 ft. west of 17th avenue, Block 5497, Lot 39, Borough of Brooklyn.

119-54-A

APPLICANT—Charles M. Spindler, for A.S.W. Operating Corp., owner (Imperial Cleaning Stores, lessee).

SUBJECT—Application February 18, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—204-06 Jamaica avenue (204-12 official), south side, 100.57 ft. east of 204th street and 98-11 to 98-21 204th street, 1st floor; Block 10834, Lots 1 and 11, Hollis, Borough of Queens.

138-54-A

APPLICANT—Aaron Gelman, for Lester T. Doyle (trustee).

SUBJECT—Application February 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1100-1104 East 177th street, southeast corner of Devoe avenue, Block 3904, Lot 1, Borough of The Bronx.

174-54-A

APPLICANT—Lama, Proskauer and Prober, for 351 Jay Realty Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—351 Jay street, east side, 150 ft. south of Myrtle avenue, Block 147, Lot 9, Borough of Brooklyn.

238-54-A

APPLICANT—M. Martin Elkind, for Eagle Metal Co., owner.

SUBJECT—Application April 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—36-27 36th street, east side, 242.71 ft. south of 36th avenue, Block 636, Lot 19, Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 3, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, November 3, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

104-54-A

APPLICANT—Siegel and Green, for L.S.C. Realty Corp., owner.

SUBJECT—Application February 4, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1950 Bruckner boulevard, south side, 364.8 ft. west of Pugsley avenue, 1st floor; Block 3677, Lots 58 and 61, Borough of The Bronx.

192-54-A

APPLICANT—Charles Abrahams, for Industrial Iron and Steel Products Co., owner.

SUBJECT—Application March 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—211-217 Banker street, east side, 145 ft. south of Meserole avenue, Block 2616, Lot 56, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

NOVEMBER 3, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 3, 1954*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

167-54-A

APPLICANT—Gabriel Nathan, for Rockaway Park Series Corp., owner.

SUBJECT—Application March 10, 1954—filed pursuant to section 35, General City Law re premises in bed of mapped street—proposed widening of Regina avenue.

PREMISES AFFECTED—22-02 to 22-04 Beach Channel drive and 22-09 to 22-11 Regina avenue, southwest corner, Block 216, Lot 58, Far Rockaway, Borough of Queens.

244-54-A

APPLICANT—Abram Shlefstein, for Dworetzky and Shlefstein, Inc., owners.

SUBJECT—Application March 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—99 Varet street, north side, 150 ft. west of Humboldt street, Block 3106, Lot 30, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 16, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 16, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

400-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Rilous, owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district for a term of twenty years the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6625, Lot 50, Flushing, Borough of Queens.

Laid over from July 13, 1954, to November 16, 1954, for possible withdrawal in event premises is acquired for park purposes.

401-46-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Bilous, owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—re Appeal filed pursuant to section 35, General City Law re premises in bed of mapped street—75th road (previously withdrawn).

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6626, Lot 50, Flushing, Borough of Queens.

757-53-BZ

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five cars on first and second floors, to office, storage of paper stock and twine on first floor, and manufacture of paper boxes and storage of paper stock on second floor.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

Laid over from June 8, 1954, to September 14, 1954, at request of applicant. Applicant to notify property owners in affected area by registered mail within two weeks of adjourned date; then to November 16, 1954, at request of the applicant; notices to be sent by registered mail to affected owners within two weeks of date of hearing set for November 16, 1954 at 10 A. M.

758-53-A

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Concord Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 28, 1954, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, September 14, 1954, were approved as printed in the Bulletin of September 21, 1954, Vol. 39, No. 38.

108-32-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner (Jack Curtin, lessee).

SUBJECT—Application reopened May 18, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension of accessory building on existing gasoline service station, to including lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, sale of used cars, and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2950-2958 Webster avenue and 401-411 Bedford Park boulevard, northeast corner, Block 3274, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

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ACTION OF BOARD—Laid over to October 26, 1954, at 10 A.M. for inspection and decision without further argument; hearing closed.

168-49-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station including lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1441 Westchester avenue, northeast corner of Bronx River avenue, Block 3770, Lot 83, Borough of The Bronx.

APPEARANCES—
For Applicant: R. J. Zanard.
For Opposition: None.

ACTION OF BOARD—Laid over to October 26, 1954, at 10 A.M. at request of applicant's representative.

790-53-BZ

APPLICANT—William A. Giesen, for Richard Griffin, owner.

SUBJECT—Application October 30, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension in use and area of an existing gasoline service station to include gasoline and oil selling station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories, store and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6161-6199 Broadway, southwest corner of West 251st street, Block 3415, Lots 1182, 1186 and 1187, Borough of The Bronx.

APPEARANCES—
For Applicant: William A. Giesen, Robert J. Crinnion, Edward P. Cahill and Richard Griffin.
For Opposition: None.

ACTION OF BOARD—Laid over to October 26, 1954, at 10 A.M. for inspection and decision without further argument; hearing closed.

791-53-A

APPLICANT—William A. Giesen, for Richard Griffin, owner.

SUBJECT—Application October 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—6161-6199 Broadway, southwest corner of West 251st street (Block 3415, Lots 1182, 1186 and 1187), Borough of The Bronx.

APPEARANCES—
For Applicant: William A. Giesen, Robert J. Crinnion, Edward P. Cahill and Richard Griffin.

ACTION OF BOARD—Laid over to October 26, 1954, at 10 A.M. for inspection and decision in conjunction with Cal. No. 790-53-BZ; hearing closed.

96-54-BZ

APPLICANT—Lawrence M. Rothman, for Louis Tamerlis, and F. L. and George H. Haase, owners.

SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and unrestricted use district, the parking and storage of motor vehicles, with a curb cut in the residence use portion of plot.

PREMISES AFFECTED—700 East 140th street, south side, 92.2 ft. west of Jackson avenue, Block 2568, Lots 14-17, Borough of The Bronx.

APPEARANCES—
For Applicant: A. Brandinger.
For Opposition: None.

ACTION OF BOARD—Laid over to October 26, 1954, at 10 A.M. for inspection and decision without further argument; hearing closed.

172-54-BZ

APPLICANT—Kenneth W. Milnes, for Thomas M. Crowe, owner.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a retail use district, the reconstruction of existing gasoline service station to include, gasoline service station, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—2000 Victory boulevard, southwest corner of Perry avenue, Block 723, Lot 9, West Brighton, Borough of Richmond.

APPEARANCES—
For Applicant: Kenneth W. Milnes.
For Opposition: Mrs. E. L. Stabford.

ACTION OF BOARD—Laid over to October 26, 1954, at 10 A. M. for applicant to file an administrative appeal in connection with the widening of Victory boulevard and to revise his plans as to location of accessory building.

186-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Vercon Holding Corp., owner.

SUBJECT—Application March 8, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—19-17 to 19-31 Francis Lewis boulevard (19-25 official) and 160-01 to 160-13 Willets Point boulevard, northwest corner, Block 4758, Lot 125, Flushing, Borough of Queens.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: Peter Belsito, Mrs. Harvey George, Mrs. J. Mascara, Mrs. G. Londi, Mrs. J. Cardiello, James M. Moss and R. Mancheti.

ACTION OF BOARD—Laid over to October 26, 1954, at 10 A.M. for decision; hearing closed; previously inspected; applicant to furnish information as to present owner of adjoining lot 100, which has apparently been sold to a builder who is constructing residence buildings.

WHEREAS, the premises were inspected by a Committee of the Board on September 23, 1954 and previously in connection with adjacent applications for gasoline stations which were denied.

251-54-BZ

APPLICANT—John F. Fitzsimons, for William H. Mosebach and Mildred Mosebach, owners.

SUBJECT—Application April 9, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district, the change of occupancy from one family dwelling to two family dwelling.

PREMISES AFFECTED—23-31 Nellis street, northeast side. 96.98 ft. northwest of Williamson avenue, Block 12713, Lot 11, Spring Gardens, Borough of Queens.

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APPEARANCES—

For Applicant: John F. Fitzsimons, William H. Mosebach and Robert S. Dillworth.

For Opposition: None.

ACTION OF BOARD—Laid over to October 26, 1954, at 10 A.M. for inspection and decision without further argument; applicant to furnish Board with a title search giving the date of taking title by the present owner.

281-54-BZ

APPLICANT—Paul Friedman, for Alice Price, owner.

SUBJECT—Application April 19, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—166-11 Northern boulevard, northwest corner of 167th street, Block 5341, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: Emma A. Grippa, Elvira L. Wasserman, Joseph C. Coulon, Odette Percoco, Vinetta Schweitzer, James J. Carroll, Julia C. Lipsey, Sidney J. Schwartz, Alice De Cesare, Louise C. Neilon, Blanche E. Longo, Clara E. Squires, Harriette M. Starkie, Kathryn Maggese, Lawrence S. Epstein, Eric C. Squires, Peter Fluss, Jr., Arthur X. Keathemer and May R. Hamilton.

ACTION OF BOARD—Laid over to October 26, 1954, at 10 A.M. for further hearing and for the applicant to send out notices according to the Board's rules by registered mail prior to the above additional hearing date.

WHEREAS, it appears that while notices by registered mail were not sent out by applicant, notice of hearing has appeared in several issues of the Bulletin and at this hearing objectors appeared and were heard and they were advised that an additional hearing would be held after the applicant complied with the Board's rules of procedure and sent out notices by registered mail.

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owners.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, for a term of fifteen years, the erection and maintenance of stores, auto show-room, gasoline service station, car-wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading and the parking of patrons' cars.

PREMISES AFFECTED—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road, Block 6666, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Walter S. Bolles.

ACTION OF BOARD—Laid over to October 26, 1954, at 10 A.M. at request of objector, applicant concurring; no further requests for adjournment and no further notice to owners.

108-54-BZ

APPLICANT—Wechsler and Schimmenti for M. Goldstein, owner, Long Island Structural Steel, lessee.

SUBJECT—Application February 15, 1954—(decision of the borough superintendent) under section 19A(h3) of the zoning resolution, to permit in an unrestricted use district,

an entrance and exit to off street loading berth, nearer to the intersection than is permitted.

PREMISES AFFECTED—1215 East Bay avenue, northwest corner of Casanova street, Block 2771, Lot 138, Borough of The Bronx.

APPEARANCES—

For Applicant: Max Wechsler and H. Goldstein.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors..... 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 28, 1954, after due publication in the Bulletin; and

WHEREAS, the district map accompanying the zoning resolution show that the site, East Bay avenue and Casanova street are in an unrestricted use, A area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 2, 1954 acting on amendment to N.B. Applic. 450-52, reads:

"1. No entrance to and no exit from an off-street loading berth may be located less than 50' from any point of intersection of the street lines of two intersecting streets as per Sect. 19-A(h3) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 168 ft. in depth, irregular, on which is located a building 100 ft. front by 50 ft. in depth, one story, 22 ft. 6 in. in height, of class 3 construction, used for manufacturing; that it is proposed to permit the existing curb cuts on each street and entrances to building to be maintained as already constructed and as originally approved; and

WHEREAS, the applicant contends that plans for this building showing the curb cuts were approved by the department of housing and buildings May 6, 1952, which was about six weeks prior to the date the amendment to the zoning resolution (Sec. 19A) went into effect; that preparations were begun for the erection of the building as his client at that time had no knowledge that an amendment to the zoning resolution was proposed; that consequently, his contractor obtained a permit on October 15, 1952 and proceeded with the erection of the building with all good intentions of the law, never knowing that the amendment had become effective; that the effect of this law was not brought to his attention until after the building was erected and the curb cuts were made and at which time he applied for a certificate of occupancy; that in order to comply and relocate the curb cuts, revamp the entire building and cut down the efficiency of the layout of his plant would create a burden; that had he known he would be restricted as to the location of the curb cuts, he would have redesigned the building and erected a building of a different nature; that to do so now would cause a severe and lasting hardship; that inasmuch as the building was erected according to the law which was effective at the time of approval, it is requested that the Board permit the existing curb cuts to remain; that the type of manufacturing which is now being carried on is cutting and storage of steel; and

WHEREAS, the applicant states that the owner has held title to the property since October 1, 1941 and further states the assessed valuation of land is \$10,000 and of the building \$31,000, making a total of \$41,000; that the building was erected 1953; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19A, Subdivision 6j of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under the powers vested

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in the Board by Section 19A (para. 6, subdiv. j), to permit the continuance of the curb cuts and entrance to the building from both East Bay avenue and Casanova street, as proposed and as indicated on plans filed with this application, marked "Received February 15, 1954" (3 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

Adjourned: 11:50 A.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 28, 1954,
2 P. M.

Present: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connors.

282-50-A—Vol. III

APPLICANT—American Can Co., owner.
SUBJECT—Application reopened December 8, 1953 as Vol. III—re Appeal from a decision of the fire commissioner.
PREMISES AFFECTED—102-184 43rd street, entire block bounded by 43rd and 44th streets and 1st and 2nd avenues, 2nd floor; Block 726, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Maynard A. Nichols.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated November 6, 1953, reads:

"This will acknowledge receipt of your letter of October 30th, 1953, wherein you request a permit for employees to smoke in various rooms of your factory building situated at the above mentioned premises.

You are advised that your request must be denied for the reason that smoking is prohibited by mandatory provisions of the Labor Law and the Rules of the Board of Standards and Appeals."

and

WHEREAS, the applicant states that the building is 6 stories, 87.5 ft. in height; 200 ft. by 440 ft. in area, of class 1 construction, erected 1917, and 1927, located in an unrestricted use, A area, class 2 height district, and used and occupied since 1920 and 1927—basement, storage, 30 persons; 1st floor, shipping and receiving, 180 persons; 2nd floor, manufacturing and storage, 300 persons; 3rd floor, same, 110 persons; 4th floor, same, 150 persons; 5th floor, manufacturing and repair shop, 230 persons; 6th floor, manufacturing and office, cafeteria and medical department, 200 persons; that the building is provided with an approved standpipe system, and an approved two-source sprinkler system, an interior fire alarm system, and regular monthly fire drills are maintained; there are six interior fireproof stairs; and

WHEREAS, the applicant requested reopening of this appeal for the purpose of obtaining permission to smoke in an additional area on the 2nd floor; and

WHEREAS, this appeal was reopened by a vote of the Board December 8, 1953; and

WHEREAS, the applicant now states that the existing smoking areas permitted by the Board under Cal. No. 282-50-A, Vols. I & II, are not adequate to accommodate the number of employees using the smoking areas; and

WHEREAS, the applicant states that it is now proposed to enclose a space, 13 ft. 6 in. by 20 ft. in area on the 2nd floor, with steel and glass partitions, as indicated on plans filed with this application dated November 18, 1953, 1 sheet; and

WHEREAS, the applicant requests the Board amend its resolution adopted March 11, 1952, as amended by resolution adopted May 22, 1952, so as to permit the additional smoking area on the 2nd floor as now proposed.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 11, 1952, as thereafter *amended* by resolution adopted May 22, 1952, and *modify* the decision of the Fire Commissioner dated November 6, 1953, by adding thereto:

"that smoking may also be permitted on the second floor in an additional room, as indicated on plan marked 'Received November 18, 1953' (1 sheet), *on condition* that such room shall be located as proposed and enclosed with partitions as proposed and located adjacent to a window in the interior court for ventilation; that the requirements of the above cited resolutions as to signs and receptacles for smokers' refuse and continuation of standpipe, sprinkler and fire alarm system and monthly drill shall be maintained as therein required."

596-54-A

APPLICANT—Lama, Proskauer and Prober, for Brook Boro Club Inc., owner.

SUBJECT—Application July 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1301 President street, north side, 300 ft. west of Brooklyn avenue, Block 1277, Lot 62, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connors 3

Negative: 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 30, 1954, on Alt. Applic. 1303/54, reads:

3. Public use in a 3 story Class III building is contrary to 4.2.1 B.C.

10. Provide 2 means of egress from each floor and cellar in full compliance with C26-273 & C26-292 B.C.

12. First and second tiers to be adequate for 100# per sq. ft. liveload as per 7.3.2.2.5 B.C."

and

WHEREAS, the applicant states the building is 2½ stories, 34 ft. in height, 28 ft. by 61 ft. in area at 1st floor, 28 ft. by 49 ft. in area at typical floor, Class 3 construction, located on a lot 67 ft. front by 120 ft. 7 in. in depth, in a residence use, B and E-1 area and class 1¼ height district. The building was erected in 1909 for occupancy as one family dwelling and is now proposed to be used and occupied as follows: Cellar—laundry, recreation and boiler rooms; 1st floor—club, 25 persons; 2nd floor—club, 20 persons; attic—caretaker's apartment, 4 persons. The building is provided with two interior wood stairs, 2 ft. 6 in. and 3 ft. 6 in. wide respectively, enclosed with partitions of wood studs, lath and plaster, equipped with wood doors which are not self-closing except in the cellar. In addition there is a fire escape at the rear extending to yard by stair with egress to street through side yards; window and door openings on course thereof are fireproof, self-closing; and

WHEREAS, the applicant states that in addition to the building in question, there is a rear building, two stories in

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height of Class 3 construction, 30 ft. by 20 ft. in area, legally permitted to be used as accessory garage and chauffeur's quarters; that these buildings were erected under N.B. App. 5084/09 and no certificate of occupancy has ever been issued; that the proposed alteration of the front building is for laundry, recreation and boiler rooms in the cellar; club on the 1st and 2nd floors; and caretaker's apartment in the attic; that the rear building will remain as originally approved; and

WHEREAS, the applicant contends as to objection 3 that although the front building has a total height of 34 ft. the attic floor will be occupied as a caretaker's apartment, which is permissible for a building of this height; that the public use will only be 5 ft. 3 in. above the permissible 20 ft. height for Class 3 construction; that inasmuch as the 1st, 2nd and attic floors are constructed of concrete arches and as the building will only be occupied as a clubhouse with a small occupancy, it is requested that the proposed occupancy be accepted; and contends as to Objection 10, that the front building is provided with one main stairs 3 ft. 6 in. wide of wood construction leading from the attic to the first floor, thence through the meeting room to the street and also has a secondary stair 2 ft. 6 in. wide of wood construction from 2nd floor to 1st floor, thence directly to the side yard and to street; that it is proposed to provide an exterior second means of egress from the attic floor by erecting a 3 ft. wide fire escape with a 1 ft. 10 in. wide steel stair leading to a balcony on the 2nd floor and thence by sliding drop ladder to the yard and to street; that it is also proposed to provide a third means of egress from the second floor by erecting a 3 ft. wide iron balcony and a sliding drop ladder to the yard; that the cellar is provided with a 2 ft. 8 in. wide wood stairway leading to the side yard; that it is proposed to enclose these stairways with 4 in. t.c. blocks and provide a fireproof self-closing door at cellar level and to provide a second means of egress by erecting a new 3 ft. wide open concrete stairway leading to side yard and street; and inasmuch as this building does not have a hazardous occupancy, it is requested that these exits be accepted as proposed; and contends as to Objection 12, that inasmuch as the proposed use is a club house and the relationship between a clubhouse and a one family dwelling is so similar, it is proposed that the 75 lb. liveload be accepted as at no time will the floor be loaded beyond this point.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1303/54, Objections 3, 10 and 12, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; that the alterations as proposed shall be carried out and in addition the main stairway shall be equipped with a sprinkler system as would comply with the requirements for a building when occupied as a converted Class A multiple dwelling; and that a certificate of occupancy shall be obtained.

694-49-A—Vol. II

APPLICANT—Harry Speyerer, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II —re Appeal from a decision of the commissioner of Marine and Aviation.

PREMISES AFFECTED—Foot 14th road, west side, of 110th street, 400 ft. south of 14th avenue, Block 4044, Lot 20 College Point, Borough of Queens (under section 35. General City Law—re bed of mapped street—14th road).

APPEARANCES—

For Applicant: Harry Speyerer.

ACTION OF BOARD—Laid over to October 26, 1954, at 2 P.M. for applicant to file plans and application with the Borough Superintendent to obtain written decision as to proposed construction in the bed of mapped street.

343-50-A—Vol. II

APPLICANT—Mergenthaler Linotype Company, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. II —re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—1-57 Hall street; 2-60 Ryerson street; 15-49 Ryerson street; 299-313 Park avenue and 248-254 Flushing avenue, Blocks 1867 and 1877, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: P. F. Maehr and J. R. Sottile.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to October 13, 1954, at 2 P.M. for inspection and report from the Fire Department inspector.

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Lieut. John P. Manfredi Fire Dep't.

ACTION OF BOARD—Laid over to October 13, 1954, at 2 P.M. at request of the applicant, to obtain a new decision of the borough superintendent.

778-53-A

APPLICANT—John T. Kelleher, borough superintendent, Borough of Queens.

OWNERS OF PREMISES—Herman Haken and H. L. Kreuscher.

SUBJECT—Application October 30, 1953—Revocation of Certificate of Occupancy #Q91444 issued 9/14/53.

PREMISES AFFECTED—106-01 Merrick Boulevard, southeast corner of 106th avenue, Block 10237, Lot 5, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: William H. Booth, Helen L. Chaney, Kermit Chaney, Margare G. Medley, Sybil O. Powers, Helen E. Jackson, James Armstrong, Louise Miller, Florence G. Logan, Frank Logan, Vilestor Graham, Walter Graham and George W. Lindsay.

For Owner: None.

ACTION OF BOARD—Laid over to October 19, 1954, at 2 P.M. on written request of Department of Housing and Buildings, Queens.

894-53-A

APPLICANT—Ervin Palmer, for Daspal Realty Corp., owner.

SUBJECT—Appeal filed December 10, 1953 from an order of the fire commissioner and decisions of the borough superintendent.

PREMISES AFFECTED—34 West 13th street, south side, 395 ft. east of Avenue of the Americas, Block 576, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to October 13, 1954, at 2 P.M. for applicant to file revised plans or consent of adjoining owner for use of his premises as means of exit.

296-54-A

APPLICANT—Patrick D. Concagh, for Waldorf Astoria Hotel Corp., owner.

SUBJECT—Application April 19, 1954—Appeal from a decision of the borough superintendent.

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PREMISES AFFECTED—301-309 Park avenue, 538-556 Lexington avenue, 81-121 East 49th street and 80-120 East 50th street, entire block, Block 1304, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Patrick D. Concagh and John J. Regan.
ACTION OF BOARD—Laid over to October 19, 1954, at 2 P.M. for further consideration by the Board after applicant has offered amended proposal.

671-54-A

APPLICANT—Frederick A. Ketcher, for Bruce Realty Co., owner (Sears-Roebuck and Co., lessee).

SUBJECT—Application July 30, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—2506-2526 Webster avenue, east side, from East Fordham road to Park avenue, 400 East Fordham road and 4758-4781 Park avenue, Block 3033, Lot 12, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.
For Administration: Lieut. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Laid over to October 5, 1954, at 2 P.M. for report from applicant as to oils, etc., stored on premises. The applicant states that the building is equipped throughout with a one-source sprinkler system, standpipe and fire alarm systems and fire drills are maintained.

558-24-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Anjel Realty Corporation, owner (Len-Bush Garage Corporation, lessee).

SUBJECT—Application for consideration—reopening for extension of time to complete and amendment as to fence—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the addition of outside parking of motor vehicles to existing storage garage.

PREMISES AFFECTED—21-23 Lenox road, north side, 166 ft. east of Flatbush avenue, Block 5064, Lot 106 Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
ACTION OF BOARD—Application reopened, time extended and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. IV, on May 12, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 25, 1954; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 12, 1953, as thereafter *amended* by resolutions adopted May 25, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“... that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution, and to amend so as to permit the erection of a fence as proposed, consisting of two (2) in. high concrete curb and a four (4) ft. high iron pipe to a total height of not less than 6 ft., and a new fence 27 feet in length substantially as proposed and as shown on revised plans filed with this request for amendment

marked ‘Received August 9, 1954’, (1 sheet) except to be not less than 5’6” in height provided that in all other respects the requirements of the resolution above cited shall be complied with.” (Alt. 206/51)

921-26-BZ—Vol. II

APPLICANT—Henry Nordheim, for B and R Holding Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7i and 21 of the zoning resolution, permitting in a business and unrestricted use district, the change in occupancy from garage for more than five motor vehicles and stores to garage for more than five motor vehicles and motor vehicle repair shop, for a term of years.

PREMISES AFFECTED—2100 Boston road, 1040 East 180th street, southeast corner and 2085 Bronx street, Block 3140, Lot 16, Borough of the Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.
ACTION OF BOARD—Application reopened and term of variance extended.
Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connors 3
Negative: 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on July 20, 1948, on certain conditions; and

WHEREAS, the resolution was amended on July 17, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 15, 1927, as *amended* through July 15, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

“... granted under Section 7, Subdivision i, for a term of five (5) years, from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects, that a new certificate of occupancy shall be obtained.” (Alt. Applic. 83-48)

587-44-BZ

APPLICANT—Barry M. Caruth for 1595 Jerome Avenue Corporation, and 1605 Jerome Avenue Corporation, owners, (University Chevrolet, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting partly in an unrestricted use and partly in a business use district, for a term of years, the alteration and use as a motor vehicle repair shop, automobile showrooms and service station of two buildings, one previously granted by the Board to be used in part for minor motor vehicle repairs.

PREMISES AFFECTED—1591-1609 Jerome avenue, west side, 105 ft. north of West Mount Eden avenue, Block 2860, Lots 26 and 30, Borough of the Bronx.

APPEARANCES—

For Applicant: Barry M. Caruth.
ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Keating 1

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THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 14, 1944, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on September 30, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 14, 1944, as *amended* through September 30, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision i, for a term of five (5) years, from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects, that a new certificate of occupancy shall be obtained." (Alt. Applic. 308-44)

732-50-BZ

APPLICANT—A. H. Salkowitz, for Frieda K. Berger, owner.

SUBJECT—Application for consideration—reopening and extension of the time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a local retail use district, the maintenance of existing electric sign, projecting beyond the building line.

PREMISES AFFECTED—271-19 Union turnpike, north side, 93.31 ft. west of Hewlett street, Block 8555, Lot 72, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Peter Groy.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connors 3
Negative: 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 10, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 10, 1953, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that work in connection with the proposed sign has been completed but that additional time is required to obtain a certificate of occupancy, that all work shall be completed and certificate of occupancy obtained within six (6) months from the date of this *amended* resolution." (E.S.Applic. 779/50)

222-52-BZ

APPLICANT—Burke, Morrison and Groh, for I. Lagowitz, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7h and 7A of the zoning resolution, permitting in the residence use district portion of a lot located in a residence and business use district, the parking of motor vehicles on unbuilt upon portion of lot, no fee to be charged; with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—135-17 to 135-21 Rockaway boulevard, northwest corner of Van Wyck expressway

(parkway); Block 11702, Lot 1, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: John W. McClancy, Jr.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connors 3
Negative: 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 25, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 5, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 25, 1952, as *amended* May 5, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"That in view of the statement by the applicant that all work was completed before the expiration date but that additional time is required to obtain a certificate of occupancy, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution." (Alt. Applic. 166/52)

821-52-BZ

APPLICANT—H. Hurwit, for Emily Alice Huster, William Hodge and Marguerite T. Hodge, owners.

SUBJECT—Application for consideration—reopening and amendment as to reducing height of existing building—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence use district, the erection and maintenance of an extension at rear of existing buildings, using more than the area permitted.

PREMISES AFFECTED—1637-1649 York avenue, west side, 80 ft. north of East 86th street, Block 1566, Lots 25 and 26, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry Hurwit.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connors 3
Negative: 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 17, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 17, 1953, by adding thereto:

"... that the building on the premises now four stories in height, of class 3 construction, may be reduced to one story as passed on by the Borough Superintendent under amendment to Alt. Applic. 1359/52, objection dated October 17, 1952, as indicated on revised plans marked 'Received August 20, 1954' (8 sheets)."

799-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Morris Rappaport, owner.

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SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business and unrestricted use district, the change in occupancy from laundry to manufacturing of knit wear and accessory dyeing.

PREMISES AFFECTED—16-18 Lexington avenue, south side, 165 ft. east of Grand avenue and 2 Downing street, Block 1969, Lot 25, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 13, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 15, 1953 and March 23, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 13, 1953, as *amended* through March 23, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and all permits have been obtained and the work is 90% completed, that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution." (Alt. Applic. 2348/52)

38-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Morben Properties, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II for a new owner a new proposal subject to regular procedure—re Application (decision of the borough superintendent of buildings), previously granted on condition, under section 7c and 21 of the building zone resolution, permitting the extension from an unrestricted district into a business district, of a proposed garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—83-97 Boerum Place, east and from 252-260 Atlantic avenue to 239-247 Pacific street, Block 181, Lots 1 to 19 inclusive, 41 and 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. II, to consider for a new owner a new proposal, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Keating 1

249-33-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II and subject to regular procedure—re Application

(decision of the borough superintendent), previously withdrawn, under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, sales room, lubricatory, car washing, office, storage and minor repairs.

PREMISES AFFECTED—1310-1312 5th Avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

APPEARANCES—

For Applicant: Patrick D. Concagh.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Keating 1

164-37-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Herman Fyer, owner.

SUBJECT—Application for consideration—reopening and amendment as to fence and curb cuts—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, accessory sales, car washing, lubricatorium and office, and to permit the existing parking and storage of more than five motor vehicles on balance of plot.

PREMISES AFFECTED—9716-9726 Church avenue and 494-542 East 98th street, southwest corner, Block 4718, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure, waiving all requirements except revised plans and a new decision of the borough superintendent and to permit legal publication in the Bulletin and also notice by regular mail to persons in the area who filed objections under Vol. III.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Keating 1

421-37-BZ—Vol. II

APPLICANT—Henry Nordheim, for Antonio Maccia, owner.

SUBJECT—Application for consideration—reopening as Vol. II and for a new owner a new proposal subject to regular procedure—re Application (decision of the borough superintendent), previously dismissed, under section 7-G of the building zone resolution, to permit the erection of a public garage in a residence use district.

PREMISES AFFECTED—1108 East 216 street, south side, 3.07 ft. west of Wilson avenue, Block 4710, Lots 22 and 23, Borough of the Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

ACTION OF BOARD—Application reopened as Vol. II, to consider for a new owner a new proposal, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Keating 1

559-37-BZ—Vol. III

APPLICANT—New York Telephone Company, for R. S. Olnick, J. L. Hennessy and M. P. Lansky, owners.

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SUBJECT—Application for consideration—reopening as Vol. III and consider for a new owner, a new proposal subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of two years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—5020-5036 Broadway, east side from West 213th street, West 214th street; 501-529 west 213th street, 500-518 West 214th street and 3996-4010 Tenth avenue, Block 2231, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Marion E. Horsburgh.

ACTION OF BOARD—Application reopened as Vol. III, to consider a new proposal, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Keating 1

66-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bankers Federal Savings and Loan Association, owner.

SUBJECT—Application for consideration—reopening as Vol. II and to consider a new proposal for part of plot subject to regular procedure,—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—340 Avenue of the Americas and West 4th Street, northeast corner, Block 552, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. II, to consider a new proposal for part of the plot, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Keating 1

872-39-BZ—Vol. VII

APPLICANT—Herman Kron, for Berk Bres Realty Corporation, owners.

SUBJECT—Application for consideration—reopening as Vol. VII and extension of area subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the demolition of existing buildings and permitting the erection and maintenance of an accessory building to existing gasoline service station, for use as lubritorium, auto laundry, storage of accessories and office; and permitting the erection and maintenance of stores.

PREMISES AFFECTED—7001-7019 Bay parkway, southwest corner of West 10th street and 1-21 Avenue O, Block 6574, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: George Kron.

ACTION OF BOARD—Application reopened as Vol. VII, to consider extension of area and uses, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Keating 1

623-53-BZ—Vol. II

APPLICANT—Max Horn, for James J. Wolfson and Sydney M. Siegel, owners.

SUBJECT—Application for consideration—reopening as Vol. II and a new proposal subject to regular procedure—re Application (decision of the borough superintendent), previously withdrawn, under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), and motor vehicle repairs.

PREMISES AFFECTED—60-01 to 60-31 Beach Channel Drive and 60-02 to 60-30 Arverne boulevard, southwest corner and 305-21 Beach 60th street, Block 385, Lot 42, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II, to consider a new proposal, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Keating 1

673-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Simone V. Shaw, owner.

SUBJECT—Application for consideration—reopening as Vol. II and proposal changed for re-arrangement—re Application (decision of the borough superintendent), previously denied, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto showroom, lubritorium, car wash, motor vehicle repairs, sales and office, and to permit the parking and storage of motor vehicles for a term of twenty years.

PREMISES AFFECTED—196-29 Hillside avenue, 87-88 to 87-90 197th street, northwest corner and 192-42 Foothill avenue, Block 10509, Lot 265, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider proposal under changed arrangement from that previously denied.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Keating 1

1105-48-SA

APPLICANT—Automatic Burner Corporation, owner.

SUBJECT—Application for consideration—reopening as to report as to additional names under which to be marketed—re ABC Oil Burner, Model 52A previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as additional trade names.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Keating 1

360-50-SA

APPLICANT—Automatic Burner Corporation, owner-manufacturer.

SUBJECT—Application for consideration—reopening as to report as to additional trade names under which to be marketed—re Burnham Oil, Model 55; Homer Oil Burner,

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Model 55; Comfortzone Oil Burner, Model 55; NorgeHeat Oil Burner, Model FOB-55; Radiation Oil Burner, Model 55; Richmond Oil Burner, Models P10A, P11A and P12A; Rybolt Oil Burner, Model 55; Certified Oil Burner, Model 55; Solar Flame Oil Burner, Model 55; Weil-McLain Oil Burner, Model 55; Cities Service Oil Burner, Model CS-55; Kleen-Heet Oil Burner, Model 80, and Fitzgibbons Oil Burner, previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to additional names under which Poweroil is to be marketed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Keating 1

900-52-SM—Vol. II

APPLICANT—United Pipe Column and Railing Company, Inc., owner.

SUBJECT—Application for consideration—reopening as for report as to Column as approved except for concentric and eccentric connections—re United Concrete Filled Steel Columns, previously approved.

APPEARANCES—

For Applicant: Sidney I. Mann and Frank D. Aker.

ACTION OF BOARD—Application reopened for test and report as Cal. No. 900-52-SM, Vol. II, to consider column as previously approved but with concentric and eccentric connections.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Keating 1

Adjourned: 3:15 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on March 2, 1954, as they appeared in Bulletin No. 10, Vol. 39, are hereby corrected to read as follows:

661-53-A

APPLICANT—David N. Cybul, for Estate of S. Klein, Aaron Simon, Executor, owner (S. Klein on the Square, Inc., lessee).

SUBJECT—Application August 26, 1953—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—100-102 East 15th street and 14-18 Union Square East, northeast corner (Block 870, Lot 2), Borough of Manhattan.

APPEARANCES—

For Applicant: David N. Cybul and Leonard F. Rothkrug.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3
Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 27, 1953, on amendment as to Alt. Applic. 404/53, reads:

"2. Proposed commercial occupancy in a Class III nonfireproof building above the 4th story is contrary to section 4.2.1 of the B.C."

and

WHEREAS, the applicant states that the building is 6 stories, 78 ft. in height, 95 ft. by 123 ft. by 60 ft. irregular in area, of Class 3 construction, erected in 1881, in a retail use, B area, Class 2 height district; used and occupied since 1948; Cellar—storage and boiler room, 200 persons; 1st floor—store and hotel lobby, 500 persons; 2nd to 6th floors, inclusive—hotel, 20 rooms on each of the 2nd, 3rd, 4th floors and 22 rooms on the 5th floor and 25 rooms on the 6th floor; proposed to be used and occupied upon completion of alteration as follows: Cellar—same; 1st floor—store, 500 persons; 2nd floor—sales, 200 persons; 3rd floor, lounge and locker rooms, 35 persons; 4th, 5th and 6th floors—offices, 45 persons on the 4th, 58 on the 5th and 24 on the 6th. The building is equipped with an approved standpipe system and an approved 2-source sprinkler system. There are two 3 ft. 10 in. and 3 ft. 8 in. wide steel stairs, enclosed with fireproof partitions, equipped with fireproof self-closing doors, extending to roof bulkhead; and two fire escapes on E. 15th street front, extending to roof by stair and to street by ladder; window and door openings on course of same are not fire proof, self-closing; and

WHEREAS, Certificate of Occupancy #84542 issued upon completion of Alt. App. 514/47 classifies the building as an heretofore erected existing Class B hotel of nonfireproof construction and permits the existing use and occupancy; and

WHEREAS, the applicant states that the building was erected in 1881 and used and occupied since as a residential Class B hotel; that it is now proposed to alter the building and change the use to commercial purposes in conjunction with the adjoining structure presently owned and occupied by the same lessee, S. Klein On the Square, Inc.; that the building is equipped with a sprinkler system approved by the Fire Department September 15, 1948, a fire alarm system approved by the Fire Department August 5, 1948, and a watchman's time detector approved by the Fire Department August 5, 1948; and

WHEREAS, the applicant contends that the proposed number of occupants will be well within the stair capacity, based on the present administrative code provisions; that the proposed extensive alteration of the existing hotel building will provide necessary department store administrative office space on the upper four floors and additional sales area on the 2nd floor; that the two existing multiple dwelling law type fire escapes on the East 15th street front will be maintained; that in addition the present interior open stairs will be completely enclosed with 1-hour fire-resistive partitions, equipped with $\frac{3}{4}$ -hour fire test fireproof enclosing doors, and a new fireproof enclosed stairway will be constructed on the 4th, 5th and 6th floors of the hotel building; this new stairway will be made continuous with the existing fireproof enclosed stairway in the northerly wing of the adjoining structure; that the new stairway will also exist on to the 4th floor office area of the converted hotel building; through a 3 ft. 8 in. by 7 ft. opening, protected with a 3-hour fire test self-closing door; that from this area it is proposed to have an opening in the dividing wall between the hotel building and the easterly wing of the adjoining building 7 ft. in width by 8 ft. in height, protected by 3-hour test automatic sliding door with fusible link capable of being activated from either side of the wall; that the two adjoining buildings operated conjunctively by S. Klein On the Square, Inc. as a retail department store are fully sprinklered throughout; that there will be an opening in the dividing wall of the 3rd floor leading from the employees' lounge to the adjoining building protected as on the 4th floor and in addition there will be another exit leading to the existing fireproof stairway of the northerly wing of the adjoining building 3 ft. 8 in. by 7 ft. protected by 3-hour test fireproof self-closing door; that the occupancy of the 2nd floor will be changed to allow for additional retail sales area; that there will be two new 7 ft. by 8 ft. openings in the dividing wall between the hotel building and the easterly wing of the adjoining building protected by approved 3-hour test fireproof self-closing overhead rolling door assemblies; that one of the openings will

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lead to the mezzanine floor of the adjoining structure, the other to the 3rd floor of such adjoining structure; that there will be a new steel stairway from the 2nd floor area 8 ft. wide protected by an approved 3-hour test overhead rolling door assembly, leading to the northerly wing of the adjoining building; that in addition, there will be an exit to the existing fireproof stairway in the adjoining building to a new stair enclosed 3-hour fire-resistive partition, protected with 1½ hour fire test self-closing door on one side and a 1½ hour test sliding door on the other side; that it is believed that with the improved exit facilities and the fact that building will only be used in the daytime, whereas it is now a hotel building, there will be reduction in the fire hazard and it is therefore requested that the Board grant this appeal; and

WHEREAS, the applicant states that under sprinkler and standpipe application #985/53, the existing multiple dwelling type system will be replaced by a new 3-source sprinkler system throughout; and

WHEREAS, the applicant states that the Alteration Application was approved by the Borough Superintendent for occupancy of the first four floors only and upon amendment filed July 16, 1953, proposing to occupy the 5th and 6th floors as office area the decision herein appealed was issued; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. Applic. 404/53, Objection 2, be and it hereby is *granted on condition* that the building shall be occupied only as proposed and only for office work above the fourth floor and shall be maintained in accordance with plans filed with this appeal marked "Received August 26, 1953" (9 sheets) showing existing conditions and "Received November 25, 1953" (19 sheets) showing proposed conditions and "Received December 30, 1953" (9 sheets); that all openings into the adjoining cellar space shall be as proposed with self-closing fireproof doors; that all windows on interior shafts at all floors shall be fitted with approved fireproof self-closing windows glazed with wire glass; that the sprinkler system throughout the building shall be installed and maintained in accordance with requirements therefor and to the satisfaction of the Fire Commissioner; that the sprinkler system shall be connected to fire headquarters through an approved central station; that the building shall also be equipped with a fire alarm system; that the building shall

not be increased in height or area; that in all other respects it shall comply with all laws, rules and regulations applicable thereto.

*Correction.—In the applicant's statement, the proposed occupancy of the 2nd floor, changed from "office and storage" to "sales" and the proposed occupancy of the 3rd floor, changed from "office and storage" to "*lounge and locker rooms*," as indicated in italics.

PETITIONS AND CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS

(Continued from page 1437)

laundry (previously denied when zoned for business and including sale and display of used cars); Cal. No. 571-33-BZ, Vol. II; Premises 8406 Queens Boulevard, Newtown, * * * * *

On August 30, 1954, Copy of Petition and Order of Certiorari was served on the Board by Klein & Lund, attorneys for Dorsar Enterprises, et al, objecting property owners, seeking a review of the Board's determination on July 27, 1954, permitting under Section 7f of the Zoning Resolution, in a retail use, B area district, for term of twenty years, the erection and maintenance of a storage garage without the required rear yard; Cal. No. 196-54-BZ; Premises 251-257 West 45th Street, N. S., 254 West 46th Street, Borough of Manhattan. * * * * *

On September 1, 1954, Copy of Petition and Order of Certiorari was served on the Board by Reginald S. Hardy, attorney for Charles Costa, owner, in re the Board's determination on July 20, 1954, denying application under Section 7, subdivisions f, h and i of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs and the parking of motor vehicles waiting to be serviced, for a term of fifteen years; Cal. No. 60-54-BZ; Premises 904 Burke Avenue, southeast corner of Bronxwood Avenue, Borough of The Bronx. * * * * *

On September 7, 1954, Copy of Petition and Order of Certiorari was served on the Board by Gallop, Climenko & Gould, attorneys for Spear & Co., lessee, in re the Board's determination on July 27, 1954, dismissing Order No. 65731-LF, issued by the Fire Department on July 14, 1952, and reinstating Fire Department Order No. 47165-LF; Cal. No. 637-52-A, Vol. II; Premises 22-30 West 34th Street, 425 ft. west of Fifth Avenue, Borough of Manhattan. * * * * *

On September 7, 1945, Copy of Petition and Order of Certiorari was served on the Board by Gallop, Climenko & Gould, attorneys for Spear & Company, lessee, in re the Board's determination on July 27, 1954, dismissing Order No. 65982-LF issued by the Fire Commissioner on July 14, 1952, and reinstating Fire Department Order No. 47164-LF; Cal. No. 680-52-A, Vol. II; Premises 22-30 West 34th Street, 425 ft. west of Fifth Avenue, Borough of Manhattan. * * * * *

THE BUILDING LAWS AND AMENDMENTS THERETO

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

These volumes are now ON SALE at the office of the Supervisor of the City Record, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, NEW YORK 7, N. Y. The price for the complete set of four volumes is \$4 (\$4.25 by mail), single volumes each containing certain parts of the above described laws, \$1 (by mail \$1.10).

Checks for \$3 or more must be certified.

AMENDMENTS TO BUILDING LAWS

JULY 1, 1952 TO DECEMBER 31, 1953

AMENDMENTS TO THE BUILDING LAWS OF THE CITY OF NEW YORK from July 1, 1952 to December 31, 1953 are now on sale at the OFFICE OF THE CITY RECORD, 2213 Municipal Building, Manhattan, New York 7. These amendments supplement the complete Building Laws to June 30, 1951 and the amendments from that date to June 30, 1952, both of which are also on sale.

These amendments to the Building Laws, from July 1, 1952 to December 31, 1953, are in loose leaf form printed on one side only the same as the original set of Building Laws and the amendments to June 30, 1952. They are available for each of the four volumes, arranged and marked so that each leaf may be inserted in its proper place opposite the page affected by the amendment.

The amendments to each of the four volumes are sold separately. Prices are: Volume III, 15 cents; Volumes I, II and IV, 35 cents each set. If ordered by mail, add 5 cents for each set.

PUBLIC HEARING

PROPOSED REVISION OF THE FACTORY EXIT RULES

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday morning*, October 8, 1954 at 10 A.M. in Room 1013, Municipal Building, Manhattan, on the following Proposed Revision of the Factory Exit Rules to effectuate the provisions of Sections 270 and 271 of the Labor Law, as amended by Chapters 905 and 906 of the Laws of 1947, and Chapters 343 and 345 of the Laws of 1948.

Cal. No. 64-27-SR—Vol. II

Rule 1.0. Fire Escapes on Buildings Five Stories or or Less in Height.

- Rule 1.1. In any building erected prior to October 1, 1913, occupied on July 1, 1948, as a factory building, 5 stories or less in height, one of the required means of exit under Section 271 of the Labor Law may consist of an outside iron fire escape, provided that:
- Rule 1.2. The single fireproof casement doors leading to all fire escape balconies shall open out and shall be self-closing. An easily operated door lock with knobs on both sides of the door shall be provided. Such fire doors may be at window sill level if fixed iron steps at least 2 ft. wide, with risers not exceeding 8 in., and treads not less than 8 in. are provided on the inside from floor level to sill properly secured when sills are more than 12 inches above floor level.
- Rule 1.3. Any such fire escape erected subsequent to October 1, 1913, and prior to these rules taking effect, unless previously accepted as one of the required means of exit or escape by the administrative official having jurisdiction, shall conform in every respect to the provisions of these rules.
- Rule 1.4. A fire escape shall not hereafter be accepted as constituting one of the required means of exit or escape under Section 271 of the Labor Law, in any building erected prior to October 1, 1913, and occupied as a factory building on July 1, 1948, exceeding five stories in height.
- Rule 1.5. All fire escapes shall be maintained structurally safe, properly painted, and kept clear of all obstructions.

Rule 2.0. Enclosure of Factory Stairways or Ramps.

- Rule 2.1. Except as provided in Rule 3.1 in all factory buildings five stories or less in height, erected prior to October 1, 1913, and occupied as factory buildings on July 1, 1948, all interior stairways or ramps serving as required means of exit, and the landings, platforms and passageways connected therewith shall be enclosed on all sides by partitions having a fire resistive rating of not less than 1 hour extending continuously from the lowest point of stairway or ramp.
- Rule 2.2. Where the stairway or ramp extends to the top floor of the building, such partitions shall extend to the underside of the roof boarding. That portion of the underside of the roof beams within the stair enclosure shall be covered with fire resisting materials, except in buildings with roofs of non-combustible material, in which case the partitions may stop at the underside of the roof.
- Rule 2.3. Openings in such partitions shall be provided with approved self-closing one hour test opening protective assemblies, except where such openings are in the exterior wall of the building.
- Rule 2.4. The bottom of the enclosure shall be of fire-proof material at least 4 in. thick unless the partition extends to the cellar bottom.

Rule 2.5. A horizontal exit as defined in Section 267 of the Labor Law, will be accepted as in compliance with this rule when both sides of the fire wall or walls are occupied at any factory floors by the same occupant.

Rule 3.0. Transitory Provisions for Enclosure of Stairways in Factory Buildings Five Stories or Less in Height.

Rule 3.1. In all factory buildings five stories or less in height erected prior to October 1, 1913, and occupied as factory buildings on July 1, 1948, and legally occupied as factory buildings on January 1, 1954, all interior stairways or ramps serving as required means of exit and the landings, platforms and passageways connected therewith, may, prior to January 1, 1959, be enclosed on all sides by partitions of fire resisting material extending continuously from the lowest point of the stairway in accordance with the following schedule:

Number of stories	Contents combustible, no sprinkler	Contents non-combustible, no sprinkler	Contents combustible and sprinkler	Contents non-combustible and sprinkler
Three	Stairways Enclosed			
Four	Stairways Enclosed	Stairways Enclosed		
Five	Stairways Enclosed	Stairways Enclosed	Stairways Enclosed	

The term "contents" as used above means articles, goods, wares and merchandise, packed, stored, manufactured or in the process of manufacture.

The term "combustible" as used above means articles, goods, wares or merchandise which will burn or support combustion.

The term "sprinkler" as used above means an adequate automatic sprinkler equipment installed and maintained in good working order on each floor throughout the building.

The term "story" as used above means that part of a building between any floor and the floor or roof next above.

The term "stairways" as used above shall be deemed to include "or ramps".

Rule 4.0. Required Exits and Enclosures of Stairways in Two-Story Factory Buildings.

Rule 4.1. In every two story factory building erected prior to October 1, 1913, and occupied as a factory building on July 1, 1948, there shall be provided from each story at least two means of exit or escape from fire remote from each other, one of which from every floor above or below grade shall lead to or open on an interior stairway or ramp which shall be enclosed, as hereinafter provided, or on an exterior enclosed stairway or ramp. The other may lead to such a stairway, or to a horizontal or grade exit, or to an exterior screened stairway, or to a fire escape conforming to Section 273 of the Labor Law or Rule 1, of these rules. Except that fire escape exit doors shall be fireproof self closing, with fixed iron steps to the sill properly secured when sill is more than 12 in. above the floor level; and where there is no safe egress from the roof, a goose neck ladder shall be provided from top balcony to the roof, except on the front of all buildings.

4.1.1. Unobstructed egress from the foot of the fire escape or exterior screened stairway

PUBLIC HEARING

shall be as required by Section 273 of the Labor Law, or to an open adjoining yard with egress to the street. No point on any floor of such building shall be more than 150 ft. distant from such an exit.

Rule 4.2. Enclosure of Stairways.

In two-story factory buildings erected prior to October 1, 1913, and occupied as factories on July 1, 1948, all interior stairways or ramps serving as required means of exit shall be enclosed from the lowest point of such stairways or ramps to the ceiling of the first floor by partitions having a fire resistive rating of 1-hour, unless the building is provided with a wet sprinkler system, in which case such enclosure of stairway or ramp shall not be required prior to January 1, 1959. Such enclosures shall lead directly to a door opening outwardly to a street or road, or an open area affording unobstructed passage to street or road. All openings in such enclosure except openings in the exterior walls shall be provided with fireproof self-closing doors having a one hour rating.

Rule 4.3. All reference herein to the enclosure of stairways or ramps shall be deemed to apply only to required stairways or ramps.

Rule 5.0. Enclosure of Stairways in Factory Buildings Erected Prior to October 1, 1913, and Not Occupied as Factory Buildings on July 1, 1948.

Rule 5.1. Buildings which are not required by Section 270, Subdivision 1 of the Labor Law to be fireproof, shall have required stairways or ramps enclosed in partitions of one-hour fire-resistive construction from the lowest point of the stairway or ramp.

Rule 5.2. Where the stairway or ramp extends to the top floor of the building, such partitions shall extend to the underside of the roof boarding. That portion of the underside of the roof beams within the stair enclosure shall be covered with fire resistive materials except in buildings with roofs of noncombustible material, in which case the partitions may stop at the underside of the roof.

Rule 5.3. Where the stairway or ramp is required to extend to the roof, the enclosure shall be so built as to form a bulkhead having a fire-resistive rating of one hour, except where such bulkhead occurs on an interior lot line, such construction shall be not less than 8 inches of masonry on the lot line side.

Rule 5.4. All openings to such partitions shall be provided with approved one hour self-closing opening protective assemblies except where such openings are in the exterior wall of the building.

Rule 5.5. The bottom of the enclosure shall be of fireproof material at least 4 in. thick unless the partition extends to the cellar bottom.

Rule 5.6. In all factory buildings erected prior to October 1, 1913, and not occupied as factories on July 1, 1948, and exceeding four stories in height, stairways or ramps serving as required means of egress shall be enclosed throughout with partitions of incombustible material having a fire resistive rating of one hour, and all openings to such partitions shall be provided with approved self-closing one hour test opening protective assemblies except where such openings are in the exterior wall of the building.

Rule 5.7. In all factory building erected subsequent to October 1, 1913, four stories or less in height, required stairways or ramps serving as required means of egress shall be enclosed throughout

with partitions having a fire resistive rating of one hour and all openings thereto shall be equipped with approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior wall of the building.

Rule 5.8. In all factory buildings erected subsequent to October 1, 1913, and prior to January 1, 1938, exceeding 4 stories in height, stairways or ramps serving as required means of egress shall be enclosed in partitions constructed of incombustible materials having a fire resistive rating of one hour, up to a maximum height of 150 ft. and two hours above such height, and all openings to such partitions shall be equipped with approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior wall of the building.

Rule 5.9. In all factory buildings erected subsequent to January 1, 1938, exceeding 4 stories in height, stairways or ramps serving as required means of egress shall be enclosed in partitions of incombustible materials having a fire resistive rating of 2 hours and all openings to such enclosures shall be protected by approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior walls of the building.

Rule 6.0. In all factory buildings, coming within Section 270 of the Labor Law, Stairways or Ramps Serving as Required Means of Egress Shall be Ventilated at the Top by:

(a) A skylight not less than 20 square feet in area, constructed of metal frames, glazed with plain glass, protected with wire screens in metal frames above and below, and provided with fixed open metal louvres on two sides, having an aggregate effective ventilating area of not less than twenty square feet. A fixed open ridge ventilator having not less than 144 sq. inches of effective ventilating area may be substituted for an equal portion of the required louvres; or

(b) An exterior window, not facing on the lot line, equal to the area required for a skylight, glazed with plain glass and provided with fixed open louvres having an effective ventilating area of not less than 10 square feet; or

(c) In a sprinklered stair or ramp enclosure, a metal framed automatic skylight not less than 16 square feet in area, glazed with wired glass, or with plain glass protected over and under with wire screens in metal frames. Such automatic skylights to be counterbalanced, actuated by a fusible link designed to operate at not more than 180° F.

Rule 7.0. Storage of Combustible Material Within Factory Stairway Enclosures.

Rule 7.1. In all factory buildings no articles or wares of any nature shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith. But this shall not prohibit the erection and maintenance of a stand to be built of incombustible material and wire glass or one-quarter inch thick plate glass for the retail sale of cigars, cigarettes and tobacco and candies in original packages or daily newspapers in the public hall or corridor on the first story of any building provided there is no open flame. All portions of the stand and any portion of any permitted accessory use, the same shall be set back at least 18 in. from the outside line of travel of the required legal width of exit. Each such stand shall be provided with at least

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one approved 2½ gallon chemical fire extinguisher.

Rule 8.0. Safe Egress from Roofs of Factory Buildings.

Rule 8.1. Interior stairs or ramps serving as required means of egress in factory buildings erected after October 1, 1913, not exceeding five stories in height and in factory buildings erected before October 1, 1913, and occupied as factories on July 1, 1948, shall not be required to extend to the roof where there is no safe egress from the roof.

Rule 8.2. No safe egress shall be deemed to exist when:

a. The roof or the top of the parapet wall of an adjoining building is more than 8 feet below or more than five feet above the top of the parapet wall of the building in question and there is no outside party wall fire escape, party wall exterior screened stairway, party wall balconies or bridges, or where outside exits do not connect to adjoining buildings at roof level, or where there are no unbarred window openings 5 ft. above the roof or parapet wall of the building in question.

b. Where the roof of the building in question has a pitch exceeding 1 ft. in 6 ft. of horizontal run.

Rule 8.3. When there is no safe egress from the roof, there shall be:

a. A single rung iron ladder; or

b. A flat tread iron or steel ladder within the stair or ramp enclosure. Such ladder shall be properly secured to top and bottom and shall lead to an easily openable scuttle not less than 2 ft. by 3 ft. in area. Such scuttle may be provided with an easily operated fastening device.

Rule 8.4. Where the stair bulkhead door or scuttle opens within 10 feet from the open edge of the roof, an iron railing properly placed at least 3 ft. high and at least 10 ft. long shall be provided at the edge of the roof.

Rule 9.0. Substandard Factory Exit.

Rule 9.1. Fire Escapes.

9.1.1. When, in addition to the required exits from any factory or factory building, there exist other means of egress which are not in accordance with the requirements of the Labor Law and these Rules, such means of egress may be retained under the following conditions:

9.1.2. Substandard fire escapes shall be maintained structurally safe, properly painted and with openings leading thereto kept in good repair.

9.1.3. In lieu of a counterbalanced stairway, a

drop ladder in guides with a backdropped gravity hook may be provided of sufficient length to reach to the ground or safe landing place with a passageway opening cut in the balcony rail and the rail shall be properly placed.

9.1.5. Where substandard fire escapes are located in the court or at the side or rear of a building, proper egress to a point of safety shall be provided, either to open adjoining yard or the lowest balcony of the fire escape may be connected to adjoining fire escape, exterior stairway, to roof of adjoining extensions or other means of egress satisfactory to the Borough Superintendent.

9.1.6. Substandard fire escapes shall be kept clear of all obstructions and shall not be used for fire drills or considered as a basis for computation of occupancy.

Rule 9.2. Stairways.

9.2.1. Interior stairways or ramps not conforming to the requirements of the Labor Law or the rules of the Board and not required for egress, may be retained, provided egress to same is maintained unobstructed, halls are properly lighted and all landings, passageways, etc. are maintained free and unobstructed.

9.2.2. Where such non-required interior stairways or ramps are unenclosed they shall, prior to January 1, 1954, be provided with an automatic counterbalanced smoke-proofed trap door actuated by fusible links or enclosed by an enclosure which shall be reasonably smoketight to the satisfaction of the Borough Superintendent.

Rule 9.3. Exterior Screened Stairways.

9.3.1. Exterior screened stairways not serving as required means of egress shall be maintained structurally safe and kept properly painted. Exits thereto and all platforms and passageways thereof shall be maintained unobstructed and egress from their termination shall be provided as required for substandard fire escapes, in accordance with Rule 9.1.5.

Rule 9.4. Horizontal Bridges.

9.4.1. Horizontal bridges and party wall balconies between buildings shall be maintained structurally safe and properly painted and access thereto and all passages leading thereto shall be maintained unobstructed.

Rule 9.5. Signs.

9.5.1. No sign of any character shall be placed at openings leading to substandard exits

BULLETIN

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CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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EDWIN W. KLEINERT

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DEPUTY CHIEF EDWARD CONNORS

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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COURT DECISIONS

Matter of Cohen vs. Board of Standards and Appeals:—On December 15, 1953, the Board granted a variance, under Section 7h of the Zoning Resolution, permitting in a residence use district the use of the premises to be occupied for a term of five (5) years for parking and storage of motor vehicles; Cal. No. 352-53-BZ; Premises 402-434 Euclid Avenue, 1015-1023 Glenmore Avenue, northwest corner, Borough of Brooklyn.

At Special Term, Supreme Court, Mr. Justice Brown sustained Board (N. Y. Law Journal, September 3, 1954, page 7), in the following decision:

"This is a proceeding brought by petitioners to review and annul a determination made by the Board of Standards and Appeals which granted a variance under the Zoning Resolution to the owners of premises Nos. 402-434 Euclid Avenue and Nos. 1015-1023 Glenmore Avenue, Brooklyn, N. Y. The variance authorized the owners of these premises to conduct a parking and storage lot for more than five motor vehicles for a temporary period of five years.

The petitioners claim that the Board of Standards and Appeals acted improperly, arbitrarily and illegally. The Board of Standards and Appeals moves to vacate the order of certiorari, to dismiss the petition and to confirm the determination of the Board of Standards and Appeals.

The area generally surrounding these premises is of a mixed use character. Liberty Avenue, which is located 120 feet northerly from the northerly portion of the premises affected, is zoned for business use. A portion of Euclid Avenue, to wit, 100 feet south of Liberty Avenue, is also zoned for business use. There is an overhead elevated structure and the area has been set with many existing non-conforming uses. One of the petitioners is the owner of premises located on the southeast corner of Euclid and Glenmore Avenues, which property is located in a residence use district, and is being used for the parking and storage of more than five motor vehicles. This existing non-conforming use has been permitted by reason of a variance granted to this petitioner.

The southwest corner of Euclid and Glenmore Avenues is occupied by a brick and material supply establishment and in the rear of this establishment in the same block there exists a parking and storage lot for more than five motor vehicles.

The application for a variance was based on section 7(h) of the Zoning Resolution which provides: "Sec. 7. Use District Exceptions. The Board of Standards and Appeals may, in appropriate cases, after public notice and hearing, and subject to appropriate conditions and safeguards, determine and vary the application of the use district regulations herein established in harmony with their general purpose and intent as follows: * * * (h) Grant temporary and conditional permits, for a stated term of years, in a restricted retail, local retail or residence district for the parking and storage of more than five motor vehicles on vacant land, or land to be cleared, but not within required open spaces, except a garage or parking facility as provided in Sec. 21-F hereof. The use of such land shall not include any other non-conforming use or any servicing of motor vehicles."

A public hearing was held upon the appeal and application for the variance upon notice to the owners of adjoining property and no one appeared in opposition except that the petitioners previously filed affidavits objecting to the application. At the conclusion of the hearing the board, after having made a personal inspection and after having considered all the pertinent factors and surrounding conditions and circumstances, determined that a proper case had been made out under the provisions of section 7(h) of the Zoning Resolution for a variance.

The power to vary or modify the application of any of the provisions of the zoning resolution is vested in the Board of Standards and Appeals. In *Reed v. Board of Standards and Appeals* (255 N. Y., 126), the court recognized the board's broad power to make exceptions under section 7 of the zoning resolution. There the court said at page 135: "When the application is made under section 7 and the appropriate subdivision thereof the field of inquiry is restricted. It is not necessary to allege

(Continued on page 1516)

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727-54-SM—Eastern Acoustical Fastening System (rigid beam type), for suspended systems, manufactured by Eastern Machine Products Co., Material.

728-54-SM—Eastern Acoustical Fastening System (basic exposed type), for suspended tile ceilings, manufactured by Eastern Machine Products Co., Material.

729-54-SM—Eastern Acoustical Fastening System (basic concealed type); (for suspended tile ceilings), manufactured by Eastern Machine Products Co., Material.

730-54-SM—Eastern Acoustical Fastening System (exposed type) for suspended tile ceilings, manufactured by Eastern Machine Products Co., Material.

731-54-SA—American Tubular Towers (for construction trade), Models 1 and 3, manufactured by American Tubular Elevator Co., Division of Universal Manufacturing Corp., Appliance.

732-54-SA—New England Oven and Furnace Co., Inc., Gas-fired Industrial Drying Oven, Model TR, manufactured by New England Oven and Furnace Co., Inc., Appliance.

733-54-SA—The New Pantex Perk-O-Matic, Model EC (dry cleaning machine using non-flammable solvent), manufactured by Pantex Manufacturing Corp., Appliance.

734-54-SM—Corruform and Tufcor Steel Deck (fire-resistant roof construction), manufactured by Granco Steel Products Co., Material.

735-54-A—H.B.M.—21 West 39th street, north side, 380.6 ft. west of 5th avenue, Block 841, Lot 26, Borough of Manhattan, Amendment to Alt. 1043-54—re egress.

736-54-BZ—H.B.B.—147-151 Hamilton avenue, east side, 55.8 ft. north of Hicks street, Block 367, Lot 12, Borough of Brooklyn, N.B. 1194-54—re maintenance of freight transfer terminal; parking and storage more than five motor vehicles; area excessive.

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900-50-SM—Vol. II—Asbestospray Fire Retardant Material, manufactured by Asbestospray Corp., Material.

585-42-BZ—Vol. III—H.B.R.—3975-3985 (official 3981) Hylan boulevard and 289-299 Nelson avenue, northeast corner, Block 5158, Lot 37, Great Kills, Borough of Richmond, N.B. 355-54.

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OCTOBER 13, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Wednesday morning, October 13, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

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480-24-BZ—Vol. II

APPLICANT—Jack Oxenhandler, for Lena Oxenhandler, owner (Bell Service Station, lessee).

SUBJECT—Application reopened May 11, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7h and 7i of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension in area of existing gasoline service station to include lubritorium, auto laundry, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1925-1931 Broadway and 2018-2032 Eastern parkway extension, northeast corner, Block 3472, Lot 106, Borough of Brooklyn.

Laid over from September 14, 1954, to October 13, 1954, for inspection and decision without further argument; hearing closed.

441-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Coscia, owner.

SUBJECT—Application reopened January 19, 1954, as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution to permit in a residence use, C area district, the alteration and extension of existing building, using more than the area permitted and without the required rear yard, and to permit the change of use from storage garage for more than five motor vehicles, and auto repair shop to storage garage for more than five motor vehicles, auto repair shop, lubrication, car washing and office on first floor and storage garage on second floor.

PREMISES AFFECTED—353-367 91st street, north side, 154 ft. 8½ in. west of 4th avenue, Block 6081, Lots 77, 78 and 79, Borough of Brooklyn.

Laid over from September 14th to October 13, 1954, for inspection and decision.

190-54-BZ

APPLICANT—Henry Nordheim, for Felix and Sadie Itkin and 415 Sound View Avenue, Inc., owners.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the extension to existing laundry, using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—415-421 Sound View avenue, west side, 10.91 ft. north of Underhill avenue and 416 Leland avenue, Block 3498, Lots 30, 31 and 32, Borough of The Bronx.

Laid over from September 14th to October 13, 1954, for inspection and decision.

220-51-BZ—Vol. II

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application reopened July 8, 1952 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district, the proposed building and the change in occupancy from gasoline oil selling station and the parking and storage of more than five motor vehicles, to gasoline service station, accessory building to include store, utility room, lubritorium, auto-washing, motor vehicle repairs, storage and sale of accessories and to permit the existing parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neill avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

Laid over from September 14th to October 13, 1954, for inspection and decision.

534-52-A

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application June 19, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neil avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

147-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruckner Boulevard Leasing Corp., owner.

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the maintenance of existing legal high speed (automatic) auto laundry and to permit the erection and maintenance, for a term of fifteen years of a gasoline service station, lubritorium, motor vehicle repairs, storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—482-504 Utica avenue, west side, from Midwood street to Maple street, 842-850 Maple street and 861-871 Midwood street, Block 4589, Lot 95, Borough of Brooklyn.

Laid over from July 20, 1954, to September 21, 1954, at request of objectors' representative; no further request for adjournment; then to October 13, 1954, for inspection and decision; hearing closed.

741-49-BZ—Vol. II

APPLICANT—Michael Dellacona, for Michael and John Dellacona, owners (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened April 28, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail use district, the extension to accessory building on existing gasoline service station, and the addition of two gasoline storage (550 gal.) tanks.

PREMISES AFFECTED—241-15 Hillside avenue, northwest corner of 252nd street, Block 7909, Lot 1, Bellerose, Borough of Queens.

Laid over from September 21, 1954, to October 13, 1954, for further consideration after applicant files revised plans.

139-53-BZ

APPLICANT—Leonard F. Rothkrug, for P. J. Construction Corp., owner.

SUBJECT—Application February 27, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage, nearer to side and rear lot lines than is permitted.

PREMISES AFFECTED—110-40 Jewel avenue, south side, 200 ft. west of 112th street, Block 2231, Lot 26, Forest Hills, Borough of Queens.

Laid over from September 21, 1954, to October 13, 1954, at request of applicant's representative.

288-54-BZ

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

SUBJECT—Application April 7, 1954—(decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit in an unrestricted use, B area and 1½ times height district the erection and maintenance of a structure in excess of height permitted and without the required loading berths.

PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

Laid over from July 20, 1954, to July 27, 1954, for further consideration and decision; hearing closed; then to October 5, 1954, at request of applicant for the purpose of furnishing revised plans in connection with this application and Cal. 289-54-A, and to obtain any additional objections that may

CALENDAR

be necessary; then to October 13, 1954, for applicant to consult with owner and report to the Board as to certain changes in plans as to insulation and combustion.

737-38-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Bridge Motors, Inc., owner (Joseph Liss, lessee).

SUBJECT—Application reopened June 15, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years the maintenance of existing parking and storage of more than five motor vehicles, and to permit the erection and maintenance of a gasoline service station and office.

PREMISES AFFECTED—1171-1185 River avenue, west side, 100 ft. south of East 167th street, Block 2496, Lot 64, Borough of The Bronx.

723-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John Albergo, owner.

SUBJECT—Application reopened December 22, 1953 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of twenty motor vehicles on the same lot with a three family dwelling, for a term of five years.

PREMISES AFFECTED—169-177 Palmetto street, north side, 125 ft. east of Central avenue, Block 3342, Lot 55, Borough of Brooklyn.

945-53-A

APPLICANT—Lama, Proskauer and Prober, for John Albergo, owner.

SUBJECT—Application filed September 16, 1953—for a variation of the provisions of section 60 of the Multiple Dwelling Law.

PREMISES AFFECTED—177 Palmetto street, north side, 125 ft. east of Central avenue, Block 3342, Lot 55, Borough of Brooklyn.

372-52-BZ

APPLICANT—Renander and Miller, for Walter G. Stackler and Leonard L. Frank, owners.

SUBJECT—Application May 21, 1952 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a local retail and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubricatorium, accessory sales, motor vehicle repairs and office.

PREMISES AFFECTED—231-16 Linden boulevard and 117-04 232nd street, southwest corner, Block 12748, Lot 106, St. Albans, Borough of Queens.

632-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Irving Rubber and Metal Co., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a structure using more than the area permitted, and to be used for office, loading space, junk shop for sorting, packing and baling of scrap metal and rubber (no paper or rags), with an entrance to off street loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—9517-9529 Ditmas avenue and 736-746 East 96th street, northwest corner, Block 8113, Lot 1, Borough of Brooklyn.

930-53-BZ

APPLICANT—Julius S. Rapson, for Louis F. Whitman, owner.

SUBJECT—Application December 29, 1943—(decision of the borough superintendent) under section 21 of the zon-

ing resolution, to permit in a residence use, GI area district the extension of existing two family dwelling.

PREMISES AFFECTED—138-45 224th street, east side, 120 ft. north of 139th avenue, Block 13138, Lot 13, Springfield Gardens, Borough of Queens.

49-54-BZ

APPLICANT—Frank J. Ross, for Trigo Cavalli and Joseph Bassani, owners.

SUBJECT—Application January 28, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the maintenance of existing one family, two story brick dwelling and one car garage, nearer to the street line than is permitted.

PREMISES AFFECTED—2019 Hobart avenue, southwest corner of East 194th street, Block 4240, Lot 30, Borough of The Bronx.

242-54-BZ

APPLICANT—Charles M. Spindler, for CMH Realty Co., Inc., owner.

SUBJECT—Application April 8, 1954—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include gasoline service station, auto washing, lubricatorium, motor vehicle repairs, storage and sale of accessories, and office.

PREMISES AFFECTED—21-15 Jackson avenue and 46-27 to 46-35 21st street, northeast corner and 21-02 to 21-10 46th road, Block 74, Lot 1, Long Island City, Borough of Queens.

391-54-BZ

APPLICANT—Kitzler and Nurick, for U. K. Realty Corp., owner.

SUBJECT—Application May 18, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district the erection and maintenance of a structure using more than the area permitted.

PREMISES AFFECTED—2386-2392 Flatbush avenue, west side, 200 ft. north of Avenue T, Block 8528, Lots 65, 67 and 68, Borough of Brooklyn.

397-54-BZ

APPLICANT—Patrick D. Concagh, for 309 West Street Corp., owner.

SUBJECT—Application May 20, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the demolition of existing buildings and to permit vacant plot to be used for the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—309-311 West 46th street, north side, 145 ft. west of 8th avenue, Block 1037, Lots 125 and 26, Borough of Manhattan.

455-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Frederick H. Kreckman, owner.

SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of ten years the conversion of existing legal use (garage), to office auto body and fender work, welding and incidental auto painting and spraying.

PREMISES AFFECTED—184-186 Vermont street, west side, 141 ft. 9 in. south of Atlantic avenue, Block 3688, Lots 25 and 26, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

OCTOBER 13, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, October 13, 1954*, at 2 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

249-54-A

APPLICANT—Loft Candy Corp., owner.

SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—38-38 9th street, northwest corner of 40th avenue (Block 476, Lot 1), Long Island City, Borough of Queens.

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rudolph and Bertha Pollak,
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N.B. 567-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julis DeMasi and Florence Lociceio.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Dominick W. Ciminiello.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.

PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Anthony M. and Sarah Capuano.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Cono and Nancy Giardina.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglia, Jr.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rhersen and Beatrice Kaufman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 573-52 (constructed not in accordance with approved plans).

PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Henry and Dorothy Kurtz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11507-52 issued re N.B. 574-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Manuel and Theresa Molines.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Arthur and Julia Sussman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benjamin and Helen Katz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Max Kanak.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).

CALENDAR

PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.

SUBJECT—Application March 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

247-52-A—Vol. II

APPLICANT—H. E. Horwood, for Webster-Hutton Co., owner (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened January 12, 1954 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—3200 Jerome avenue and 15 Van Cortlandt Park east, northeast corner, Block 3323, Lot 36, Borough of The Bronx.

341-54-A

APPLICANT—Joseph Lau, for Elaine McCrea, owner.

SUBJECT—Application (Restored to the docket 9/20/54) filed pursuant to Sec. 310 of the MDL for variation of the requirements of Sec. 27 subdivision 2(b) of the Multiple Dwelling Law as to minimum dimensions of yard; and variation of section 102 subdivision 6(j) and sections 103, 104 and 105 of the MDL as to exits.

PREMISES AFFECTED—297 10th avenue and 501-503 West 27th street, northwest corner, Block 699, Lot 30, Borough of Manhattan.

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

894-53-A

APPLICANT—Ervin Palmer, for Daspal Realty Corp., owner.

SUBJECT—Appeal filed December 10, 1953 from an order of the fire commissioner and decisions of the borough superintendent.

PREMISES AFFECTED—34 West 13th street, south side, 395 ft. east of Avenue of the Americas, Block 576, Lot 22, Borough of Manhattan.

343-50-A—Vol. II

APPLICANT—Mergenthaler Linotype Company, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—1-57 Hall street; 2-60 Ryerson street; 15-49 Ryerson street; 299-313 Park avenue and 248-254 Flushing avenue, Blocks 1867 and 1877, Lot 1, Borough of Brooklyn.

793-52-A

APPLICANT—Joseph Schafran, for Morton Pickman, Bess Berley and Esther Elman, owners.

SUBJECT—Application October 1, 1952—Appeal from decisions re orders of the fire commissioner.

PREMISES AFFECTED—206-10 to 206-16 86th road, 86-50 to 86-54; 86-60 to 86-64; 86-72 to 86-76; 86-80 to 86-84 and 86-92 to 86-96 208th street (Block 10590, Lot 100); 209-10 to 209-16 and 209-30 to 209-34 86th drive and 210-10 to 210-16 and 210-34 to 210-40 Grand Central parkway (Block 10592, Lot 150); 209-31 to 209-35 86th drive; 86-09 to 86-15; 86-35 to 86-39; 86-61 to 86-65 and 86-91 to

86-95 208th street; 208-26 to 208-30; 208-70 to 208-76; 208-84 to 209-90 Grand Central parkway (Block 10593, Lot 2); 206-09 to 206-15 86th road; 86-02 to 86-06; 86-18 to 86-20 and 86-26 to 86-30 208th street (Block 10599, Lot 100), Hollis, Borough of Queens.

360-53-A

APPLICANT—L. Brodsky and Sons, for Lemarsel Realty Corp., owner.

SUBJECT—Application May 1, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—8 Greene street, east side, 101 ft. 1¾ in. north of Canal street, Block 230, Lot 12, Borough of Manhattan.

490-53-A

APPLICANT—Joseph H. Sand, for Aace F. Bjerrum, owner.

SUBJECT—Application June 26, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—374 Lexington avenue, south side, 325 ft. east of Marcy avenue, Block 1804, Lot 20, Borough of Brooklyn.

79-54-A

APPLICANT—Burke, Green and Groh, for Joseph L. Costa, owner.

SUBJECT—Application February 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—34-45 Francis Lewis boulevard, east side, 182 ft. 10 in. north of Jordan street, Block 6077, Lot 51, Flushing, Borough of Queens.

481-54-A

APPLICANT—Harry A. Yarish, for Jacob Shapiro, owner.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—101 Varet street, north side, 125 ft. west of Humboldt street, 2nd floor, Block 3106, Lot 29, Borough of Brooklyn.

115-54-A

APPLICANT—Burke, Green and Groh, for Anchor Coal Co., Inc., and Sunshine Coal, Coke and Fuel Oil, Inc., owners.

SUBJECT—Application February 17, 1954—Re: Transportation of fuel oil (No. 2) in tank trucks in New York City (capacity of tanks not in accordance with Fire Department specifications covering Tank Trucks).

486-54-A

APPLICANT—Fred Leef, Isadore Silverman and Samuel Feldman, d/b/a Silverleaf Realty Corp., owner (Fred Chaite Studios Inc., lessee).

SUBJECT—Application June 16, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35 West 56th street, north side, 369 ft. east of 6th avenue (Avenue of the Americas), Block 1272, Lot 16, Borough of Manhattan.

541-53-A

APPLICANT—Leonard F. Rothkrug, for George Donus, owner.

SUBJECT—Application June 18, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—133-18 Francis Lewis boulevard west side, 160 ft. south of 133rd avenue, Block 12969, Lot 8, Laurelton, Borough of Queens.

659-53-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings.

OWNERS OF PREMISES—George B. and Cecil A. Donus.

SUBJECT—Application August 18, 1953—Revocation of Certificate of Occupancy #84750-52 issued re Alt. 2702-52.

CALENDAR

PREMISES AFFECTED—133-18 Francis Lewis boulevard, west side 160 ft. south of 133rd avenue, Block 12969, Lot 8, Laurelton, Borough of Queens.

656-54-A

APPLICANT—Reuben A. Lazarus, for 1400 Broadway Construction Corp., owner.

SUBJECT—Application August 25, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1400 Broadway, northeast corner of West 38th street, Block 814, Lot 19, Borough of Manhattan.

303-53-A

APPLICANT—William Picker Co., for C. & W. Holding Corp., owner.

SUBJECT—Appeal from a decision re an order of the Fire Commissioner.

PREMISES AFFECTED—132 Greenwich street, west side, 24 ft. south of Cedar street, Block 54, Lot 21, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 19, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 19, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

218-54-BZ

APPLICANT—Ingram S. Carner, for Rosalie Krenkel and Louis Mintz, owners.

SUBJECT—Application March 30, 1954—(decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (automatic), storage and sale of accessories and the parking of motor vehicles waiting to be serviced, with an entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—5401-5427 Flatlands avenue and 1187-1197 East 54th street, northeast corner, Block 7780, Lots 9, 14 and 15, Borough of Brooklyn.

Laid over from July 13, 1954, to September 14, 1954, at request of attorney for objectors; no further requests for adjournments; then to October 19, 1954, for inspection and decision without further argument; hearing closed.

641-30-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Alhen Holding Corp., owner.

SUBJECT—Application reopened February 17, 1953 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the extension in use and area of existing gasoline service station, to be used as a lubricatorium, non automatic car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—207-06 Hillside avenue and 88-01 to 88-09 207th street, southeast corner, Block 10582, Lot 1, Hollis, Borough of Queens.

Laid over from September 14, to October 19, 1954, in view of the proposed taking by the Park Department of the premises for construction as a park and playground in connection with the school on the block.

224-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Belzer Corp., owner.

SUBJECT—Application April 1, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the

erection and maintenance of a kiddie park, pony track, zoo area and office; and to permit the parking of patrons cars (no fee to be charged).

PREMISES AFFECTED—1904-1914 Linden boulevard and 788-852 Sheffield avenue, southwest corner, 463-485 Stanley avenue and 801-847 Georgia avenue, entire block, Block 4345, Lot 6, Borough of Brooklyn.

Laid over from September 21, 1954, to October 19, 1954, for inspection and decision without further argument; hearing closed.

343-54-BZ

APPLICANT—Patrick D. Concagli, for Paris Realty Corp., owner.

SUBJECT—Application May 3, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—367-369 East 154th street, north side, 100 ft. east of Courtland avenue, Block 2401, Lots 35 and 36, Borough of The Bronx.

Laid over from September 21, 1954, to October 19, 1954, for inspection and decision without further argument; hearing closed.

359-54-BZ

APPLICANT—Charles M. Spindler, for Muller Brothers Holding Corp., owner.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit the extension of storage warehouse located in the business use district portion, to extend into the residence use portion, using more than area permitted in a D area district, and to permit a business entrance nearer the residence use district than is permitted to proposed extension of parking and storage of motor vehicles.

PREMISES AFFECTED—101-08 to 101-28 Queens boulevard and 101-21 to 101-33 67th drive, southwest corner, Block 3171, Lot 28, Forest Hills, Borough of Queens.

Laid over from September 21, 1954, to October 19, 1954, for inspection and decision without further argument; hearing closed.

360-54-A

APPLICANT—Charles M. Spindler, for Muller Brothers Holding Corp., owner.

SUBJECT—Application April 30, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—101-08 to 101-28 Queens boulevard and 101-21 to 101-33 67th drive, southwest corner, Block 3171, Lot 28, Forest Hills, Borough of Queens.

131-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station and store, to include lubricatorium, car wash, motor vehicle repair shop, store and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision without further argument; then to September 14, 1954, applicant to file revised plans; then to October 5, 1954, for applicant to consult with lessee and file revised plans; then to October 19, 1954, for further study by applicant and owner and for report to the Board; applicant to submit revised plans. The premises and area have been inspected by a committee of the Board.

CALENDAR

132-54-A

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—filed pursuant to section 35, General City Law re premises in bed of proposed widening of Parsons boulevard and 20th avenue.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

1284-23-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Culver Garage Corp., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7i and 19A of the zoning resolution, to permit in a residence and business use district the maintenance of legal use of public garage, store and one family dwelling, and to permit continuance of present use of motor vehicle repairing, and to permit the proposed opening in rear wall between buildings, and to permit the loading and unloading space without the required height and width of door openings.

PREMISES AFFECTED—8222-8226 18th avenue, west side, 70 ft. north of 84th street, Block 6314, Lot 72, Borough of Brooklyn.

376-42-BZ—Vol. III

APPLICANT—Edward Handelman, for Standard Properties, Inc., owner (The Heights Co. Inc., owner under contract).

SUBJECT—Application reopened July 20, 1954 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district the parking and storage of motor vehicles.

PREMISES AFFECTED—262 Fulton street, west side, 167 ft. 11 in. south of Clark street, Block 238, Lot 50, Borough of Brooklyn.

772-53-BZ

APPLICANT—Julius S. Rapson, for Dreyer Homes, Inc., Owner.

SUBJECT—Application October 27, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district the maintenance of existing seven one family dwellings without the required courts, and to permit the front of buildings (porches) to extend within required set back from front building line.

PREMISES AFFECTED—257-46 to 257-74 48th road, south side, 50 ft., 90 ft., and 130 ft. west of 259th street, Block 13676, Lot 28, Block 13673; Lots 29 and 32; 259-19 to 259-23 148th road, north side, 160 ft. and 200 ft., east of 259th street, Block 13687, Lots 31 and 33; 259-20 to 259-24 148th road, south side, 160 ft. and 200 ft. east of 259th street, Block 13688, Lots 74 and 76, Rosedale, Borough of Queens.

117-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Matteo Guerino, owner.

SUBJECT—Application February 17, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles with a show window nearer the residence use district than is permitted.

PREMISES AFFECTED—394-404 Avenue U and 2133-2143 East 2nd street, southeast corner, Block 7129, Lot 1, Borough of Brooklyn.

232-54-BZ

APPLICANT—Gustave Goldman, for Nathan A. Goldstein, owner.

SUBJECT—Application April 6, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of five years the use of premises for doctor's offices in cellar in addition to existing doctor's office and dwelling on first floor.

PREMISES AFFECTED—71-18 Main street, northwest corner of 71st road, Block 6619, Lot 32, Flushing, Borough of Queens.

247-54-BZ

APPLICANT—Lama, Proskauer and Prober, and Irwin Pakula, for Merior and Susie Marini, owners.

SUBJECT—Application March 24, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in the local retail use district portion of a plot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles in residence use portion all, for a term of fifteen years.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner, Block 6823, Lot 1, Jamaica, Borough of Queens.

304-54-BZ

APPLICANT—Robert Gottlieb, for G. and S. Garage Corp., owner.

SUBJECT—Application 23, 1954—(decision of the borough superintendent) under section 19A(h) of the zoning resolution, to permit in an unrestricted use district an entrance to a loading berth less than required height.

PREMISES AFFECTED—1074 Home street, west side, 147.76 ft. north of Westchester avenue, Block 2758, Lot 25, Borough of The Bronx.

305-54-A

APPLICANT—Robert Gottlieb, for G. and S. Garage Corp., owner.

SUBJECT—Application April 23, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1074 Home street, west side, 147.76 ft. north of Westchester avenue, Block 2758, Lot 25, Borough of The Bronx.

306-54-BZ

APPLICANT—Burke, Green and Groh, for 375 Remsen Avenue Realty Corp., owner.

SUBJECT—Application April 23, 1954—(decision of the borough superintendent) under sections 7e, 7c and 21 of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of a business building, using more than the area permitted.

PREMISES AFFECTED—375-381 Remsen avenue, east side, 60 ft. north of Lenox road, Block 4645, Lots 50 and 51, Borough of Brooklyn.

364-54-BZ

APPLICANT—Patrick D. Concagh for Donato Diovi Salvo, owner.

SUBJECT—Application May 7, 1954—(decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence and local retail use district the parking and storage of motor vehicles.

PREMISES AFFECTED—1194-1204 Ogden avenue, east side, 285.04 ft. north of West 167th street and 1199-1203 Nelson avenue, Block 2516, Lots 13, 14 and 48, Borough of The Bronx.

423-54-BZ

APPLICANT—Paul Friedman, for Peter and Rachel Federico, owners.

CALENDAR

SUBJECT—Application June 2, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 19, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 19, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

478-54-SA

APPLICANT—American Radiator and Standard Sanitary Corporation, owner.

SUBJECT—Application May 24, 1954—New Stanflame Gas Conversion, Models GC-1, GC-1-A and GC-2, approval of.

245-53-SA

APPLICANT—American Sterilizer Company, owner.

SUBJECT—Application March 31, 1953—American 5 gal. hour Water Still (direct steam heat), Model SS-5W, approval of.

511-54-SA

APPLICANT—General Electric Appliances, N. Y.: for General Electric Company, owner.

SUBJECT—Application June 8, 1954—G E Electric Dishwasher, Models SE-120, UC-120, SE-40, SU-60 and SE-60, approval of.

491-31-SA—Vol. VI

APPLICANT—Perfection Stove Company, owner.

SUBJECT—Application reopened May 4, 1954 as Vol. VI to consider change of exterior design and model numbers—Perfection Oil Heaters, Models H-811, H-812, H-813, H-815, H-816, H-818, H-818-A, H-822 and H-823.

800-38-SA

APPLICANT—Delco Appliance Corporation, owner.

SUBJECT—Application reopened January 5, 1954 for amendment to resolution as to marketing under additional trade name—General I-715 Oil Burner (previously approved re Delco Heat Oil Burner, DX, D12, D34, D44, DR, DR-0, DR-1, DRF, DF2 and DLM).

679-38-SA

APPLICANT—General Gas Light Company, owner.

SUBJECT—Application reopened May 4, 1954 for consideration as to additional model (Humphrey Gas Unit Heater, Model 40G), previously approved re Humphrey Gas Unit Heater, Models 60, 65, 85, 100, 125 and 200.

568-50-SA

APPLICANT—Norman Products Company, owner.

SUBJECT—Application reopened June 22, 1954 as to additional models of Horizontally furnaces—re Norman Southerner Horizontal Designed Forced Air Gas-fired Central Furnace (previously approved), Models UH-40, UH-60, UHB-60, UHB-80, UHB-100, FU-40A, FU-60A, FUB-40A, FUB-60A, FUB-80A and FUB-100A.

252-50-SA

APPLICANT—The Liquid Carbonic Corporation, owner-manufacturer.

SUBJECT—Application reopened September 15, 1953 as to include smaller Liquidflow CO₂—re Liquidflow CO₂ Receivers, Models 3 ton, 3¾ ton, 6 ton, 8 ton and 20 ton (previously approved).

792-38-SM

APPLICANT—The Kinnear Manufacturing Company, Inc., owner.

SUBJECT—Application reopened September 21, 1954, re amendment re Kinnear Steel Rolling Door, Akbar Type, previously approved.

778-53-A

APPLICANT—John T. Kelleher, borough superintendent, Borough of Queens.

OWNERS OF PREMISES—Herman Haken and H. L. Kreuscher.

SUBJECT—Application October 30, 1953—Revocation of Certificate of Occupancy #Q91444 issued 9/14/53.

PREMISES AFFECTED—106-01 Merrick boulevard, southeast corner of 106th avenue, Block 10237, Lot 5, Jamaica, Borough of Queens.

296-54-A

APPLICANT—Patrick D. Concagh, for Waldorf Astoria Hotel Corp., owner.

SUBJECT—Application April 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—301-309 Park avenue, 538-556 Lexington avenue, 81-121 East 49th street and 80-120 East 50th street, entire block, Block 1304, Lot 1, Borough of Manhattan.

393-54-A

APPLICANT—J. T. Kelleher, borough superintendent.

OWNERS OF PREMISES—Thomas J. and Margaret White.

SUBJECT—Application May 18, 1954—re Revocation of Certificate of Occupancy Q87507, issued February 24, 1953, re N. B. 5106-52.

PREMISES AFFECTED—150-29 116th street, east side, 98.63 ft. north of North Conduit avenue, Block 11839, Lot 22, Ozone Park, Borough of Queens.

130-52-A—Vol. II

APPLICANT—Hexagon Laboratories, Inc., owner.

SUBJECT—Application reopened April 20, 1954, as Vol. II—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—3536 Peartree avenue, north side, 150 ft. east of Boston road, Block 5283, Lot 48, Borough of The Bronx.

895-52-A

APPLICANT—Hal. I. Mirowitz, for Vito Brancato, owner.

SUBJECT—Application December 22, 1952—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—482-484 Leonard street, east side, 78 ft. north of Engert avenue, Block 2698, Lot 5, Borough of Brooklyn.

879-53-A

APPLICANT—Harry L. Alper, for Marian R. Feist, and Harold A. Rouse, owners (Third-Mile Shoe Co., Inc., lessee).

SUBJECT—Application December 10, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1536 Third avenue, west side, 72 ft. 8½ in. north of East 86th street, Block 1515, Lot 36, Borough of Manhattan.

54-54-A

APPLICANT—Samuel W. Ross, for Benjamin L. Tenzer, owner.

SUBJECT—Application January 21, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—24 Maiden lane, southwest corner of Nassau street, Block 64, Lot 4, Borough of Manhattan.

105-53-A

APPLICANT—Hellenic Orthodox Community Saint Barbara, Adjoining owner.

CALENDAR

OWNER OF RECORD—Kamgo Service Station Inc.
 SUBJECT—Application February 9, 1953—Appeal from a decision of the borough superintendent re Revocation of Certificate of Occupancy, 30392/52 and Approval of N.B. App. 62-52.
 PREMISES AFFECTED—26 Forsyth street, east side, 101 ft. 6 in. north of Division street, Block 292, Lot 7, Borough of Manhattan.

354-54-A

APPLICANT—Long Island Lighting Co., owner.
 SUBJECT—Application April 30, 1954—Application for recommendation filed pursuant to Appeal from a decision of the Commissioner of Marine and Aviation amended August 4, 1954 to include an appeal from a decision of the Fire Commissioner.
 PREMISES AFFECTED—Northerly extension of Beach 28th street and Dickens avenue, along Mott Basin (Block 171, Lots 5, 9, 18, 21, 25, 27, 28, 29, 32, 33, 34, 35, 36, 38, 50, 61, 66, 70, 72 and 74; Block 170, Lots 1, 7, 50, 59, 64; Block 172, Lots 25, 29, 33, 37, 41, 51, 55, 59, 63, 67, Block 173, Lots 1, 6, 11; Block 174, Lots 1, 10, 15, 30, 35, 40 and Block 176, Lot 1), Far Rockaway, Borough of Queens.

332-53-A

APPLICANT—St. John's University, owner.
 SUBJECT—Application April 30, 1954—Appeal from an order of the fire commissioner.
 PREMISES AFFECTED—Block bounded by Union turnpike, 170th street, Utopia parkway, 82nd avenue, 172nd street, service road of Grand Central parkway, 168th street and proposed Goethals avenue (Block 7021, Lot 1; Block 7022, Lot 1; Block 7023, Lot 1; Block 7029, Lot 30; Block 7030, Lot 30; Block 7031, Lot 1; Block 7032, Lot 1; Block 7033, Lot 1; Block 7034, Lots 1 and 12; Block 7035, Lots 1, 11 and 28; Block 7036, Lots 1, 10 and 23; Block 7037, Lots 1, 10 and 28; Block 7048, Lots 64, 66, 69 and 74; Block 7049, Lot 1; Block 7051, Lot 1; Block 7052, Lot 1; Block 7053, Lot 1; Block 7054, Lot 1; Block 7055, Lots 1 and 8; Block 7056, Lots 1 and 9; Block 7058, Lot 1; Block 7059, Lot 1; Block 7060, Lot 1; Block 7061, Lots 1 and 22; Block 7062, Lots 1 and 8; Block 7063, Lot 1; Block 7064, Lots 116, 122, 124, 127, 129, 131 and 136), Flushing, Borough of Queens.

423-53-A

APPLICANT—145 East 23rd St., Hotel Restaurant Corp., for Lawrence A. Wien, owner (Kenmore Hotel Corp., lessee).
 SUBJECT—Application May 22, 1953—Appeal from an order and a decision of the fire commissioner.
 PREMISES AFFECTED—143-145 East 23rd street, north side, 102 ft. east of Lexington avenue, Block 879, Lot 27, Borough of Manhattan.

566-53-A

APPLICANT—Henry George Greene, for Clintonic Beverage Co., owner.
 SUBJECT—Application July 21, 1953—Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—45-51 Suffolk street, west side, 100 ft. north of Grand street, Block 351, Lot 51, Borough of Manhattan.

730-53-A

APPLICANT—William B. Moore, for Dereshun Realty Corp., owner.
 SUBJECT—Application September 30, 1953—Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—189-191 Sterling place, north side, 54 ft. 7 in. east of Flatbush avenue, Block 1164, Lot 82, Borough of Brooklyn.

340-54-A

APPLICANT—Miles A. Gordon, for St. James Holding Corp., owner (Becker's Dress Shop, lessee).

SUBJECT—Application April 28, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—118-122 East 59th street, south side, 165 ft. west of Lexington avenue, Block 1313, Lots 63 and 164, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 26, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 26, 1954, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:*

435-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Emil Grolimund, Elizabeth Bischoff and Frieda Finkelstein, owners.

SUBJECT—Application reopened June 16, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—169-02 to 169-10 (official 169-04) Union turnpike and 80-01 to 80-09 169th street, southeast corner, Block 7020, Lot 1, Flushing, Borough of Queens.

Laid over from September 21, 1954, to October 26, 1954, for inspection and decision; hearing closed.

199-54-BZ

APPLICANT—M. Martin Elkind, for Arthur I. Kraft, owner.

SUBJECT—Application March 16, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (retail stores).

PREMISES AFFECTED—61-27 to 61-43 Main street and 142-02 61st road, southeast corner, Block 6412, Lot 1, Flushing, Borough of Queens.

Laid over from September 21, 1954, to October 26, 1954, for inspection and decision; applicant to submit information as to 61st road; hearing closed.

108-32-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner (Jack Curtin, lessee).

SUBJECT—Application reopened May 18, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension of accessory building on existing gasoline service station, to including lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, sale of used cars, and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2950-2958 Webster avenue and 401-411 Bedford Park boulevard, northeast corner, Block 3274, Lot 1, Borough of The Bronx.

Laid over from September 28, 1954, to October 26, 1954, for inspection and decision without further argument; hearing closed.

168-49-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station including lubritorium, car

CALENDAR

washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1441 Westchester avenue, northeast corner of Bronx River avenue, Block 3770, Lot 83, Borough of The Bronx.

Laid over from September 28, 1954, to October 26, 1954, at request of applicant's representative.

790-53-BZ

APPLICANT—William A. Giesen, for Richard Griffin, owner.

SUBJECT—Application October 30, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension in use and area of an existing gasoline service station to include gasoline and oil selling station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories, store and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6161-6199 Broadway, southwest corner of West 251st street, Block 3415, Lots 1182, 1186 and 1187, Borough of The Bronx.

Laid over from September 28, 1954, to October 26, 1954, for inspection and decision without further argument; hearing closed.

791-53-A

APPLICANT—William A. Giesen, for Richard Griffin, owner.

SUBJECT—Application October 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—6161-6199 Broadway, southwest corner of West 251st street, Block 3415, Lots 1182, 1186 and 1187, Borough of The Bronx.

96-54-BZ

APPLICANT—Lawrence M. Rothman, for Louis Tamerlis, and F. L. and George H. Haase, owners.

SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and unrestricted use district, the parking and storage of motor vehicles, with a curb cut in the residence use portion of plot.

PREMISES AFFECTED—700 East 140th street, south side, 92.2 ft. west of Jackson avenue, Block 2568, Lots 14-17, Borough of The Bronx.

Laid over from September 28, 1954, to October 26, 1954, for inspection and decision without further argument; hearing closed.

172-54-BZ

APPLICANT—Kenneth W. Milnes, for Thomas M. Crowe, owner.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a retail use district, the reconstruction of existing gasoline service station to include, gasoline service station, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—2000 Victory boulevard, southwest corner of Perry avenue, Block 723, Lot 9, West Brighton, Borough of Richmond.

Laid over from September 28, 1954, to October 26, 1954, for applicant to file an administrative appeal in connection with the widening of Victory boulevard and to revise his plans as to location of accessory building.

186-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Vercon Holding Corp., owner.

SUBJECT—Application March 8, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, for a

term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—19-17 to 19-31 Francis Lewis boulevard (19-25 official) and 160-01 to 160-13 Willets Point boulevard, northwest corner, Block 4758, Lot 125, Flushing, Borough of Queens.

Laid over from September 28, 1954, to October 26, 1954, for decision; hearing closed; previously inspected; applicant to furnish information as to present owner of adjoining lot 100, which has apparently been sold to a builder who is constructing residence buildings.

251-54-BZ

APPLICANT—John F. Fitzsimons, for William H. Mosebach and Mildred Mosebach, owners.

SUBJECT—Application April 9, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district, the change of occupancy from one family dwelling to two family dwelling.

PREMISES AFFECTED—23-31 Nellis street, northeast side, 96.98 ft. northwest of Williamson avenue, Block 12713, Lot 11, Springfield Gardens, Borough of Queens.

Laid over from September 28, 1954, to October 26, 1954, for inspection and decision without further argument; applicant to furnish Board with a title search giving the date of taking title by the present owner.

281-54-BZ

APPLICANT—Paul Friedman, for Alice Price, owner.

SUBJECT—Application April 19, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—166-11 Northern boulevard, northwest corner of 167th street, Block 5341, Lot 1, Flushing, Borough of Queens.

Laid over from September 28, 1954, to October 26, 1954, for further hearing and for the applicant to send out notices according to the Board's rules by registered mail prior to the above additional hearing date.

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owners.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, for a term of fifteen years, the erection and maintenance of stores, auto show-room, gasoline service station, car-wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading and the parking of patrons' cars.

PREMISES AFFECTED—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road, Block 6666, Lot 1, Flushing, Borough of Queens.

Laid over from September 28, 1954, to October 26, 1954, at request of objector, applicant concurring; no further requests for adjournment and no further notice to owners.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district portion of a lot located in a residence and unrestricted use, A area district the erection and maintenance of an additional building, using more than the area permitted.

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PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision without further argument; hearing closed; then to September 14, 1954, for further consideration by the Board and decision; hearing previously closed; then to October 5, 1954, at request of the Board, for further consideration and inspection; then to October 26, 1954, for inspection; objectors may file additional objections and applicant to file revised plans.

1446-39-BZ—Vol. III

APPLICANT—A. H. Salkowitz, for North Shore Building Co., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service and selling station, lubricatorium, motor vehicle repairs and office, with a curb cut nearer the residence use district than is permitted and to permit the erection of a sign and sign standard above level of first story and projecting beyond the building line; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—34-67 Francis Lewis boulevard, northeast corner of 35th avenue, Block 6077, Lot 43, Whitestone, Borough of Queens.

Laid over from July 20, 1954, to September 21, 1954, for further inspection and decision without further argument; hearing closed; then to October 5, 1954, for inspection and decision; then to October 26, 1954, for further inspection and decision; applicant to file withdrawal of consent for adjacent lots not now owned by them.

823-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Flygo Holding Corp., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash (non automatic), motor vehicle repairs and office, and to permit the parking and storage of more than five motor vehicles; with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—436-438 Kings highway, south side, from Lake street to Van Sicklen street; 2-10 Lake street and 1-11 Van Sicklen street, Block 6679, Lots 1 and 8, Borough of Brooklyn.

ACTION OF BOARD—Laid over from October 5, 1954, to October 26, 1954, at request of objectors representative; no further adjournment.

1348-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Leonard and Francesca Moschitto, owners.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re decision of the borough superintendent) under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance for a term of fifteen years a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles, with a curb cut and show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—2753-2761 Coney Island avenue and 1002-1012 Avenue Y, southeast corner, Block 7430, Lots 1, 74 and 75, Borough of Brooklyn.

ACTION OF BOARD—Laid over from October 5, 1954, to October 26, 1954, for inspection and decision; hearing closed. Applicant to submit information to Board.

137-51-BZ—Vol. III

APPLICANT—Siegel and Green, for Bell Management Corp., owner (Herald Square Garage, Inc., lessee).

SUBJECT—Application reopened June 2, 1954 as Vol. III—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district the use of roof for parking and storage of motor vehicles in building presently used as garage for more than five motor vehicles.

PREMISES AFFECTED—59-61 West 36th street, north side, 150 ft. east of Avenue of the Americas and 58-60 West 37th street, south side, 142 ft. 6 in. east of Avenue of the Americas, Block 838, Lot 10, Borough of Manhattan.

ACTION OF BOARD—Laid over from October 5, 1954, to October 26, 1954, for inspection and decision; applicant to file statement as to existing bracing of wall on adjacent building to the west; objector may file a memorandum in opposition; hearing closed.

732-51-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Cecelia Green, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles, with curb cuts and show window nearer the residence use district than is permitted.

PREMISES AFFECTED—1141-1157 Utica avenue and 5001-5011 Clarendon road, northeast corner, Block 4761. Lots 37, 39, 40, 41 and 42, Borough of Brooklyn.

ACTION OF BOARD—Laid over from October 5, 1954, to October 26, 1954, for inspection and decision without further argument; hearing closed.

902-53-BZ

APPLICANT—Haydn H. Craigwell, for Peter Sanders, owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, C area district the extension in area of existing store on first floor using more than the area permitted.

PREMISES AFFECTED—1267-1271 Fulton street, north side, 111.0 ft. east of Arlington place, Block 1848, Lots 31 and 32, Borough of Brooklyn.

ACTION OF BOARD—Laid over from October 5, 1954, to October 26, 1954, for inspection and decision without further argument; hearing closed.

351-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Trisolini, owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1275-1283 Gun Hill road, north side, from Bouck to Wilson avenues, 3201-3211 Wilson avenue and 3250-3256 Bouck avenue, Block 4734, Lot 92, Borough of The Bronx.

ACTION OF BOARD—Laid over from October 5, 1954, to October 26, 1954, at request of objectors; no further request for adjournments.

468-54-BZ

APPLICANT—Ingram S. Carner, for William Reeder owner.

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SUBJECT—Application June 9, 1954—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office, and the parking of cars waiting to be serviced; and to permit the use of existing accessory building located on existing gasoline service station—located on northeast corner of Utopia parkway and the Horace Harding boulevard.

PREMISES AFFECTED—175-33 to 175-41 Horace Harding boulevard and 59-02 to 59-08 Utopia parkway, northwest corner and 175-50 to 175-60 59th avenue, Block 6890, Lot 1, Fresh Meadows, Borough of Queens.

ACTION OF BOARD—Laid over from October 5, 1954, to October 26, 1954, for inspection and decision; hearing closed.

627-39-BZ—Vol. III

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application reopened July 20, 1954, as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and rearrangement of existing gasoline service station, lubritorium, storage and sale of accessories and office; and the parking and storage of more than five motor vehicles; and to include the wholesale sale of kerosene, car washing (non-automatic), motor vehicle repairs and the parking of cars waiting to be serviced.

PREMISES AFFECTED—2642-2666 Fulton street, south side, from Pennsylvania avenue to New Jersey avenue, Block 3670, Lot 18, Borough of Brooklyn.

478-53-BZ

APPLICANT—Joseph Amaru, for James Muro and Edward Muro, owners.

SUBJECT—Application June 18, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district the maintenance of motor vehicle repair shop (including body and fender work), to existing gasoline service station, non storage garage for more than five motor vehicles, lubritorium, and car washing.

PREMISES AFFECTED—46-01 108th street, southeast corner of 46th avenue, Block 2002, lot 1, Corona, Borough of Queens.

835-53-BZ

APPLICANT—Theodore S. Nilsen, for John and Hermine Seco, owners.

SUBJECT—Application November 19, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G 1 area district, the maintenance of existing one family dwelling without the required side yard.

PREMISES AFFECTED—243-15 137th avenue, north side, 40 ft. west of 244th street, Block 13240, Lot 3, Rosedale, Borough of Queens.

297-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sylvia Griff, owner.

SUBJECT—Application March 12, 1954—(decision of the borough superintendent) under sections 7c and 19A(h) of the zoning resolution, to permit in the business use portion of plot located in a residence and business use, D area district, the demolition of existing frame structure on lot 23, and the erection of a new one-story extension, using more than area permitted; and to permit an opening from proposed extension to existing frame structure to construct one large store; and to permit a horizontal exit door between two structures; and to permit an entrance to a proposed loading area—both located in the residence use portion of plot, with the loading area less than 33 feet in depth, and less than 14 feet in height.

PREMISES AFFECTED—65-61 to 65-65 Grand avenue and 56-64 to 56-72 Hamilton place, northwest corner (Block 2719, Lots 21, 22 and 23), Maspeth, Borough of Queens.

790-49-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sylvia Griff, owner.

SUBJECT—Application reopened April 20, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—65-61 to 65-65 Grand avenue and 56-64 to 56-72 Hamilton place, northwest corner, Block 2719, Lots 21, 22 and 23, Maspeth, Borough of Queens.

355-54-BZ

APPLICANT—Burke, Green and Groh, for DeVoe Iron Works, Inc., owner.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent), under sections 7a, 7e and 21 of the zoning resolution, to permit in a business use district the demolition of metal office and storage buildings and the construction of a new one-story fireproof extension to existing iron works to house crane now in open yard and to install an additional traveling crane in new portion of building, without the required inner court along northerly lot line.

PREMISES AFFECTED—33-29 to 33-43 9th street, east side, 125.10 ft. north of 34th avenue, Block 320, Lot 10, Long Island City, Borough of Queens.

356-54-A

APPLICANT—Burke, Green and Groh, for DeVoe Iron Works, Inc., owner.

SUBJECT—Application April 30, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—33-29 to 33-43 9th street, east side, 125.10 ft. north of 34th avenue, Block 320, Lot 10, Long Island City, Borough of Queens.

398-54-BZ

APPLICANT—Patrick D. Concagh, for Jafra Holding Corp., owner.

SUBJECT—Application May 20, 1954—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in the retail use district portion of a lot located in a residence and retail use, D area district, the erection of a business building (stores, offices and factory), using more than the area permitted.

PREMISES AFFECTED—2702 East Tremont avenue, west side, 46.84 ft. south of St. Raymond avenue and 1542 Benson street, Block 3988, Lot 18, Borough of The Bronx.

425-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Nat Peterson and Herbert H. Pensig, owners.

SUBJECT—Application May 27, 1954—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, store and office; and to permit the parking and storage of motor vehicles with curb nearer the residence use district than is permitted; for a term of fifteen years.

PREMISES AFFECTED—157-21 to 157-39 Cross Bay boulevard, east side, 109.54 ft. north of 149th avenue, Block 11529, Lot 40, Ozone Park, Borough of Queens.

431-54-BZ

APPLICANT—Robert Gottlieb, for Ralph Cioffi, owner.

SUBJECT—Application June 2, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the erection and maintenance of an automobile auto laundry, conducted

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as the principal business of establishment, for a term of ten years.

PREMISES AFFECTED—2615 Ponton avenue, north side, 100 east of Williamsbridge road and 2616 Roberts avenue, Block 4073, Lot 40, Borough of The Bronx.

452-54-BZ

APPLICANT—Henry G. Harris, for Louis Liebler, owner.
SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—239 Stanton street, southwest corner of Willett street, Block 339, Lot 22, Borough of Manhattan.

519-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Weiss and Sons, Inc., owner.

SUBJECT—Application June 17, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence and business district the maintenance of existing use of office and drafting room in building No. 1 in conjunction with monumental works, and to permit the maintenance of existing steel rolling crane, and open storage of granite between buildings 1 and 2, and to permit building 2 to be used for Diesel engine in connection with monumental works; and to maintain building 3 with its present monumental works and machinery use, and the southern part of lot with its existing steel rolling crane and open monumental machinery consisting of a wire saw and the erection of an additional wire saw alongside present one in open area.

PREMISES AFFECTED—928-940 Jamaica avenue and 1-35 Lincoln avenue, southeast corner, Block 4109, Lot 91, Borough of Brooklyn.

529-54-BZ

APPLICANT—Max Wechsler, for Self-Service Super Market, Inc., owner.

SUBJECT—Application June 17, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the use of second story for offices and meeting room, with two exits from the second floor to street through the residence use portion of lot.

PREMISES AFFECTED—1370-1380 Jerome avenue, northeast corner of Elliot place, Block 2842, Lot 1, Borough of The Bronx.

248-54-A

APPLICANT—Lama, Proskauer and Prober and Irwin Pakula, for Mario and Susie Marani, owners.

SUBJECT—Application March 24, 1954—filed pursuant to section 35, General City Law re premises located in bed of mapped streets—proposed widening of Parsons boulevard and 75th avenue.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner, Block 6823, Lot 1, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 26, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 26, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

549-53-A

APPLICANT—B. & B. Cleaners and Tailors, Inc., owner.
SUBJECT—Application July 16, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—198-10 Linden boulevard, south side, 280 ft. east of 198th street, Block 12619, Lot 5, St. Albans, Borough of Queens.

552-54-A

APPLICANT—Charles N. and Selig Whinston, for Louis Katz and Henry Hirsch, owners.

SUBJECT—Application June 29, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—42 East 69th street, south side, 150 ft. west of Park avenue, Block 1383, Lot 43, Borough of Manhattan.

694-49-A—Vol. II

APPLICANT—Harry Speyerer, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re Appeal from a decision of the commissioner of Marine and Aviation.

PREMISES AFFECTED—Foot 14th road, west side, of 100th street, 400 ft. south of 14th avenue, Block 4044, Lot 20, College Point, Borough of Queens (under section 35, General City Law—re bed of mapped street—14th road).

903-50-A—Vol. II

APPLICANT—Sidney Daub, for Moe Mandell, owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—446 West 36th street, south side, 200 ft. east of 10th avenue, Block 733, Lot 62, Borough of Manhattan.

824-53-A

APPLICANT—Bernhardt T. Berman, for Sol R. Mantell, owner.

SUBJECT—Application November 19, 1953 filed pursuant to Section 35 General City Law re premises in bed of a mapped street—Beach 68th street and an Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—68-02 Bayfield avenue, north side, 275 ft. west of Beach 67th street, Block 447, Lot 83, Arverne, Borough of Queens.

657-53-A

APPLICANT—Henry George Greene, for 517 West Realty Corp., owner.

SUBJECT—Application August 14, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—513-519 West 57th street, north side, 125 ft. west of 10th avenue and 508-516 West 58th street, Block 1086, Lot 24, Borough of Manhattan.

39-54-A

APPLICANT—Leonard F. Rothkrug, for Riccardo Verдини, owner.

SUBJECT—Application January 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—81-10 102nd avenue, south side, 82.90 ft. east of 81st street, Block 9052, Lot 13, St. Albans, Borough of Queens.

40-54-A

APPLICANT—Ralph E. Stork, for Dairymen's League Co-op. Association, Inc., owner.

SUBJECT—Application January 19, 1954—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—513-523 West 24th street, north side, 455 ft. east of 11th avenue, Block 696, Lot 20, Borough of Manhattan.

63-54-A

APPLICANT—Fred C. Dahlem, for Cosmetology Publications Corp., owner.

SUBJECT—Application January 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3837-3839 White Plains road, west side, 75.31 ft. south of East 221st street, 2nd floor; Block 4655, Lot 42, Borough of The Bronx.

CALENDAR

70-54-A

APPLICANT—Degenhardt, Miller and Lindberg, for Flushing Hospital and Dispensary, owner.

SUBJECT—Application February 2, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—44-14 Parsons boulevard, southwest corner of 45th (Franconia) avenue, Block 5199, Lots 1, 19 and 21, Flushing, Borough of Queens.

101-54-A

APPLICANT—Maurice Intrator, for Stanley Pulak, owner.

SUBJECT—Application February 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—106-19 Sutphin boulevard, east side, 40 ft. north of South road, Block 10060, Lot 28, Jamaica, Borough of Queens.

113-54-A

APPLICANT—Ferdinand Savignano, for Esterina Pelosi, owner.

SUBJECT—Application February 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1676 57th street, south side, 140 ft. west of 17th avenue, Block 5497, Lot 39, Borough of Brooklyn.

119-54-A

APPLICANT—Charles M. Spindler, for A.S.W. Operating Corp., owner (Imperial Cleaning Stores, lessee).

SUBJECT—Application February 18, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—204-06 Jamaica avenue (204-12 official), south side, 100.57 ft. east of 204th street and 98-11 to 98-21 204th street, 1st floor; Block 10834, Lots 1 and 11, Hollis, Borough of Queens.

138-54-A

APPLICANT—Aaron Gelman, for Lester T. Doyle (trustee).

SUBJECT—Application February 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1100-1104 East 177th street, southeast corner of Devoe avenue, Block 3904, Lot 1, Borough of The Bronx.

174-54-A

APPLICANT—Lama, Proskauer and Prober, for 351 Jay Realty Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—351 Jay street, east side, 150 ft. south of Myrtle avenue, Block 147, Lot 9, Borough of Brooklyn.

238-54-A

APPLICANT—M. Martin Elkind, for Eagle Metal Co., owner.

SUBJECT—Application April 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—36-27 36th street, east side, 242.71 ft. south of 36th avenue, Block 636, Lot 19, Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 3, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, November 3, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

700-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Millie Mayser, owner.

SUBJECT—Application reopened September 14, 1954 as

Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and the parking and storage of motor vehicles.

PREMISES AFFECTED—9319-9333 3rd avenue and 301-311 94th street, northeast corner, Block 6107, Lots 1, 5 and 67, Borough of Brooklyn.

475-49-BZ—Vol. II

APPLICANT—O'Connell and McInerney, for Oncrest Realities, Inc., owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles

PREMISES AFFECTED—10 East 190th street, south side, 100 ft. east of Jerome avenue, Block 3189, Lots 14 and 17, Borough of The Bronx.

695-49-BZ—Vol. III

APPLICANT—Halperin, Natanson, Shivitz and Scholer, for Patsy Baselice, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit for a term of five years in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—298-306 East 140th street, south side, 104.30 ft. east of 3rd avenue, Block 2314, Lot 58, Borough of The Bronx.

559-51-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Causeway Service Station, Inc., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district the reconstruction and rearrangement of existing gasoline service station, to include lubritorium, car wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—133-02 Jamaica avenue and 87-01 to 87-09 133rd street, southeast corner, Block 9341, Lots 1 and 3, Richmond Hill, Borough of Queens.

25-54-BZ

APPLICANT—Theodore S. Nilsen, for Lillian Fried, owner (Herman Ott, lessee).

SUBJECT—Application January 20, 1954—(decision of the borough superintendent), under section 7i of the zoning resolution, to permit in a business use district the addition of motor vehicle repair shop on first floor to existing storage garage for more than five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—327-329 East 84th street, north side, 300 ft. west of 1st avenue, Block 1547, Lot 13, Borough of Manhattan.

103-54-BZ

APPLICANT—Siegel and Green, for L.S.C. Realty Corp., owner.

SUBJECT—Application February 4, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of an outdoor skating rink with an accessory building with illuminated business signs on building, for a term of five years.

PREMISES AFFECTED—1950 Bruckner boulevard, south side, 364.8 ft. west of Pugsley avenue, Block 3677, Lots 58 and 61, Borough of The Bronx.

CALENDAR

104-54-A

APPLICANT—Siegel and Green, for L.S.C. Realty Corp., owner.

SUBJECT—Application February 4, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1950 Bruckner boulevard, south side, 364.8 ft. west of Pugsley avenue, 1st floor; Block 3677, Lots 58 and 61, Borough of The Bronx.

152-54-BZ

APPLICANT—Robert Gottlieb, for Carl Rubman, owner.

SUBJECT—Application March 5, 1954—(decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a retail use district for a term of ten years manufacturing that is not incidental to the conduct of a retail business conducted on premises.

PREMISES AFFECTED—721 Burke avenue, northeast corner of Cruger avenue, Block 4597, Lots 5 and 9, Borough of The Bronx.

153-54-A

APPLICANT—Robert Gottlieb, for Carl Rubman, owner.

SUBJECT—Application March 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—721 Burke avenue, northeast corner of Cruger avenue, Block 4597, Lots 5 and 9, Borough of The Bronx.

191-54-BZ

APPLICANT—Charles Abrahams, for Industrial Iron and Steel Products Co., owner.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent), under section 21 of the zoning resolution, to permit in an unrestricted use, C area district the extension to existing building using more than the area permitted.

PREMISES AFFECTED—211-217 Banker street, east side, 145 ft. south of Meserole avenue, Block 2616, Lot 56, Borough of Brooklyn.

192-54-A

APPLICANT—Charles Abrahams, for Industrial Iron and Steel Products Co., owner.

SUBJECT—Application March 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—211-217 Banker street, east side, 145 ft. south of Meserole avenue, Block 2616, Lot 56, Borough of Brooklyn.

212-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruce D. MacDonald, owner.

SUBJECT—Application March 24, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit for a term of fifteen years, in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—145-11 to 145-19 (145-15 official) 243rd street and 243-01 to 243-09 Mayda road, northeast corner, Block 13568, Lot 27, Rosedale, Borough of Queens.

292-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district the extension in area of existing gasoline station to include existing uses of open greasing lift and pit, store for auto accessories, car washing, motor vehicle repairs, and storage of auto accessories, and to add the parking and storage of motor vehicles on unbuilt upon portion of plot, and the

relocation of gasoline pumps on unbuilt upon portion of plot, and the relocation of gasoline pumps and addition of new curb cuts.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

293-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—filed pursuant to section 35, General City Law re premises located partly in bed of proposed widening of Parkinson avenue.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard, and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 3, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 3, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

167-54-A

APPLICANT—Gabriel Nathan, for Rockaway Park Series Corp., owner.

SUBJECT—Application March 10, 1954—filed pursuant to section 35, General City Law re premises in bed of mapped street—proposed widening of Regina avenue.

PREMISES AFFECTED—22-02 to 22-04 Beach Channel drive and 22-09 to 22-11 Regina avenue, southwest corner, Block 216, Lot 58, Far Rockaway, Borough of Queens.

244-54-A

APPLICANT—Abram Shlefstein, for Dworetzky and Shlefstein, Inc., owners.

SUBJECT—Application March 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—99 Varet street, north side, 150 ft. west of Humboldt street, Block 3106, Lot 30, Borough of Brooklyn.

282-54-A

APPLICANT—Arthur Jovis, for Leah Wenig, Melba and Ruth Foldstein, owners.

SUBJECT—Application April 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—614 Gates avenue, south side, 325 ft. east of Gates avenue, Block 1816, part of Lot 16, Borough of Brooklyn.

287-54-A

APPLICANT—William H. Fuhrer, for Combination Manhattan Corp., owner (Cushmans Sons Inc., lessee).

SUBJECT—Application March 31, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21 West 34th street, north side, 450 ft. west of 5th avenue, Block 836, Lot 18, Borough of Manhattan.

336-54-A

APPLICANT—Ashford Street Talmud Torah, owner.

SUBJECT—Application March 10, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—473 Ashford street, east side, 125 ft. south of Sutter avenue, Block 4048, Lot 16, Borough of Brooklyn.

274-54-A

APPLICANT—Ludwig Hanauer, for Coster Houses, Inc., owner.

CALENDAR

SUBJECT—Application April 12, 1954—filed pursuant to sec. 310 M.D.L. for variation of sec. 177(3) re required open spaces.

PREMISES AFFECTED—160 East 36th street, southwest corner of 3rd avenue, Block 891, Lot 46, Borough of Manhattan.

258-54-A

APPLICANT—H. E. Horwood, for Rector Studios, Inc., owner.

SUBJECT—Application March 16, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—408-412 East 93rd street, south side, 144 ft. east of 1st avenue, Block 1572, Lots 42-44, Borough of Manhattan.

243-54-A

APPLICANT—Siegel and Green, for N.L.R. Realty Corp., owner.

SUBJECT—Application March 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—71-73 East Broadway and 9 Market street, southwest corner, Block 280, Lot 27, Borough of Manhattan.

330-54-A

APPLICANT—Arthur J. McDermott, for Arthur J. McDermott, Jacob A. and Georgia Post Visel, owners.

SUBJECT—Application April 27, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—90-01 Parsons boulevard, south-east corner of 90th avenue, Block 9756, Lot 28, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 5, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, November 5, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

64-27-SR—Vol. II

Proposed Revision of the Factory Exit Rules.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 9, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 9, 1954*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

799-53-A

APPLICANT—Leonard F. Rothkrug, for Congregation Ahavath Israel and Talmud Torah, of East Midwood, Inc., owner.

SUBJECT—Application November 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1122 East 29th street, west side, 140 ft. south of Avenue K, Block 7628, Lot 53, Borough of Brooklyn.

372-54-A

APPLICANT—H. E. Horwood, for Colkat Inc., owner (Baker Linen Co., lessee).

SUBJECT—Application May 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—315-317 Church street, east side, 18 ft. 8 in. south of Lispenard street, cellar; Block 194, Lot 20, Borough of Manhattan.

362-54-A

APPLICANT—Technicon Chemical Co., Inc., owner.

SUBJECT—Application May 3, 1954—Re: Packaging, storage and sale of mixture known as Technicon (Clearing Agent) Dehydrant, Type C650, in glass containers (capacity of containers in excess of 32 oz., contrary to Administrative Code requirements).

638-54-A

APPLICANT—Eggers and Higgins, for Law Center Foundation, owner.

SUBJECT—Application August 2, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sections 27 re required open spaces.

PREMISES AFFECTED—64-72 Washington place and 33-36 Washington Square West, southwest corner, Block 552, Lots 22, 24 and 25, Borough of Manhattan.

338-54-A

APPLICANT—George Raymond Euell, for Marguerite Guthrie, owner (Shaffey Bashure, lessee).

SUBJECT—Application April 28, 1954—Appeal from a decision of the borough superintendent re Revocation of permit—Alt. 5114-53.

PREMISES AFFECTED—2777 Knapp street, east side, 263.66 ft. north of Shore parkway and 2776 Plumb street, Block 7546, Lot 20, Borough of Brooklyn.

488-54-A

APPLICANT—J. M. Nicholson, for the Long Island Railroad Co. (William Wyer, trustee), owner.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—91-53 121st street, northeast corner of Atlantic avenue, Block 9375, Lot 58, Morris Park Shops, Richmond Hill, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 16, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 16, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

400-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Rilous, owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district for a term of twenty years the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6625, Lot 50, Flushing, Borough of Queens.

Laid over from July 13, 1954, to November 16, 1954, for possible withdrawal in event premises is acquired for park purposes.

401-46-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Bilous, owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—re Appeal filed pursuant to section 35, General City Law re premises in bed of mapped street—75th road (previously withdrawn).

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6626, Lot 50, Flushing, Borough of Queens.

CALENDAR

757-53-BZ

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five cars on first and second floors, to office, storage of paper stock and twine on first floor, and manufacture of paper boxes and storage of paper stock on second floor.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

Laid over from June 8, 1954, to September 14, 1954, at request of applicant. Applicant to notify property owners in affected area by registered mail within two weeks of

adjourned date; then to November 16, 1954, at request of the applicant; notices to be sent by registered mail to affected owners within two weeks of date of hearing set for November 16, 1954 at 10 A. M.

758-53-A

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Concord Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 5, 1954, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, September 21, 1954, were approved as printed in the Bulletin of September 28, 1954, Vol. 39, No. 39.

1348-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Leonard and Francesca Moschitto, owners.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance for a term of fifteen years, a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles, with a curb cut and show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—2753-2761 Coney Island avenue and 1002-1012 Avenue Y, southeast corner, Block 7430, Lots 1, 74 and 75, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Antonio Basile, Alice B. Hofer, Tolson, John Lo Presti, R. Alongi, G. Savigliano, Grace Pantalea, Mary Falconett, Concheta Alongi, Anna Basile, Frances D'Angelo, Antonio Mazza, Michela Mazza, Mariano Puleo, Mary Ann Gudiagno, Tessie Teriacciano and Lucy Buno.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 10 A.M. for inspection and decision; hearing closed. Applicant to submit information to Board.

1446-39-BZ—Vol. III

APPLICANT—A. H. Salkowitz, for North Shore Building Co., owner.

SUBJECT—Application reopened March 23, 1954, as Vol. III—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the local retail use district portion of a lot located in a

residence and retail use district, the erection and maintenance of a gasoline service and selling station, lubricatorium, motor vehicle repairs and office, with a curb cut nearer the residence use district than is permitted and to permit the erection of a sign and sign standard above level of first story and projecting beyond the building line; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—34-67 Francis Lewis boulevard, northeast corner of 35th avenue, Block 6077, Lot 43, White-stone, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 10 A. M. for further inspection and decision; applicant to file withdrawal of consent for adjacent lots not now owned by them; hearing closed.

823-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Flygo Holding Corp., owner.

SUBJECT—Application reopened March 23, 1954, as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash (non automatic), motor vehicle repairs and office, and to permit the parking and storage of more than five motor vehicles; with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—436-438 Kings highway, south side, from Lake street to Van Sicklen street; 2-10 Lake street and 1-11 Van Sicklen street, Block 6679, Lots 1 and 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Ernest R. Latham, Carmelo J. Tavormina, Irving M. Kramer, Joseph Tancredi, Olga Palmer, Laura Sommer, Annie Kronenberg, and Joc. B. Bottittai.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 10 A. M. at request of objectors representative; no further adjournment.

MINUTES

137-51-BZ—Vol. III

APPLICANT—Siegel and Green, for Bell Management Corp., owner (Herald Square Garage, Inc., lessee).

SUBJECT—Application reopened June 2, 1954 as Vol. III—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the use of roof for parking and storage of motor vehicles in building presently used as garage for more than five motor vehicles.

PREMISES AFFECTED—59-61 West 36th street, north side, 150 ft. east of Avenue of the Americas and 58-60 West 37th street, south side, 142 ft. 6 in. east of Avenue of the Americas, Block 838, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel and Louis Bell.

For Opposition: Joseph Liff, M. J. Fenton and Arnold Kimmel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, 10 A.M. for inspection and decision; applicant to file statement as to existing bracing of wall on adjacent building to the west; objector may file a memorandum in opposition; hearing closed.

732-51-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Cecelia Green, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. III re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles, with curb cuts and show window nearer the residence use district than is permitted.

PREMISES AFFECTED—1141-1157 Utica avenue and 5031-5011 Clarendon road, northeast corner, Block 4761, Lots 37, 39, 40, 41 and 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: A. I. Madison.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 10 A.M. for inspection and decision without further argument; hearing closed.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district portion of a lot located in a residence and unrestricted use, A area district the erection and maintenance of an additional building, using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Francis J. Columbia.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, 10 A.M. for inspection; objectors may file additional objections and applicant to file revised plans.

902-53-BZ

APPLICANT—Haydn H. Craigwell, for Peter Sanders, owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, C area district, the extension in area of existing store on first floor using more than the area permitted.

PREMISES AFFECTED—1267-1271 Fulton street, north side, 111.0 ft. east of Arlington place (Block 1848, Lots 31 and 32), Borough of Brooklyn.

APPEARANCES—

For Applicant: Haydn H. Craigwell.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 10 A.M. for inspection and decision without further argument; hearing closed.

131-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station and store, to include lubritorium, car wash, motor vehicle repair shop, store and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 19, 1954, 10 A.M., for further study by applicant and owner and for report to the Board; applicant to submit revised plans. The premises and area have been inspected by a committee of the Board.

132-54-A

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—filed pursuant to section 35, General City Law re premises in bed of proposed widening of Parsons boulevard and 20th avenue.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 19, 1954, at 10 A.M. in conjunction with Cal. 131-54-BZ. The premises and area were inspected by a committee of the Board.

288-54-BZ

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

SUBJECT—Application April 7, 1954—(decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit in an unrestricted use, B area and 1½ times height district the erection and maintenance of a structure in excess of height permitted and without the required loading berths.

PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Leonard F. Rothkrug and William Schwartz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to October 13, 1954, 10 A.M., for applicant to consult with owner and report to the Board as to certain changes in plans as to insulation and construction.

351-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Trisolini, owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1275-1283 Gun Hill road, north side from Bouck to Wilson avenues, 3201-3211 Wilson avenue and 3250-3256 Bouck avenue (Block 4734, Lot 92), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Elliott L. Biskind and David Blatt.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 10 A. M. at request of objectors; no further request for adjournment.

468-54-BZ

APPLICANT—Ingram S. Carner, for William Reeber, owner.

SUBJECT—Application June 9, 1954—(decision of the borough superintendent), under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office, and the parking of cars waiting to be serviced; and to permit the use of existing accessory building located on existing gasoline service station—located on northeast corner of Utopia parkway and Horace Harding boulevard.

PREMISES AFFECTED—175-33 to 175-41 Horace Harding boulevard, 59-02 to 59-08 Utopia parkway, northwest corner and 175-50 to 175-60 59th avenue, Block 6890, Lot 1, Fresh Meadows, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner, Charles C. Weinstein and William Reeber.

For Opposition: Carl Stephen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954 at 10 A. M. for inspection and decision; hearing closed.

1204-39-BZ—Vol. II

APPLICANT—Herman E. Horwood, for Joseph Bertani, owner.

SUBJECT—Application reopened July 7, 1954, as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline and oil selling station, lubritorium, car washing, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—4221 Webster avenue, west side,

294.04 ft. north of East 233rd street, Block 3395, Lot 60, Borough of The Bronx.

APPEARANCES—

For Applicant: H. E. Horwood.

For Opposition: William Doyle, Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn. It appears that the Board is without power to grant because of entrance to parkway directly opposite, which prohibits favorable action under Section 21A.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

552-32-BZ—Vol. III

APPLICANT—M. Martin Elkind, for Silgreen Holding Corp., owner.

SUBJECT—Application April 12, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a retail use district, the extension in area of accessory building on existing gasoline service station, lubritorium, car wash, sale of accessories and office, for a term of fifteen years (originally granted by the Board for ten years, later extended for a term of five years—expires April 25, 1955).

PREMISES AFFECTED—208-16 Linden boulevard and 117-02 Springfield boulevard, southwest corner, Block 12637, Lot 50, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on May 18, 1954 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on October 5, 1954 after due notice of publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Linden boulevard are in a retail use, D area, class ½ height district; Springfield boulevard is in residence and retail use, D area, class ½ height districts;

WHEREAS, the decision of the borough superintendent, dated April 2, 1954 acting on Alt. Applic. 525-54 and superseded by Alt. Applic. 525-54, dated June 28, 1954, reads:

"1. The extension of the use of the premises in a Retail Use District as a gas service station, office, lubritorium, car wash, sale of accessories is contrary to the resolution of the Board of Standards and Appeals BZ 562/32 and contrary to Art. II—Sec. 4A of the Zoning Resolution and is referred back to the Board for reconsideration."

and

WHEREAS, the applicant states that the premises consist of a plot, 100.4 ft. and 100 ft. frontage by 100 ft. in depth, irregular, on which is located a gasoline service station for which certificate of occupancy No. 69604-50 has been filed; that the structure on the premises is a 20 ft. by 64 ft., one story building, containing office, toilet facilities and two service bays, each of two-car size; that it is proposed to erect an extension at the front of the service bays, thereby increasing the depth of same, and modernization of the face of the front part of the building by the application of new materials and design; and

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WHEREAS, the applicant contends that the present structure presents a poor, rundown appearance and can be considered an eyesore by comparison to the appearance of the service stations which occupy the other three corners of the intersection on which subject premises is located; that the proposed work would provide the opportunity to modernize the building and thereby improve the general appearance of this area; that the present depth of the service bays are much less in dimension than the minimum normal requirements; that it is not possible at this time to place the usual and desirable equipment in such bays for the servicing of the cars, nor is it possible in the present arrangement to install an hydraulic lift for servicing the cars, a type of facility which is today considered essential for proper servicing; that the proposed extension would not in any way adversely affect any adjoining property owner; that the building is located at the rear of the property and the extension proposed is relatively small; that the several service stations now existing in the immediate vicinity have service bays the depth of which are of the size now being proposed for the subject building; that the nature of the work herein proposed will permit the subject building to be brought to the proper and normal dimensions similar to that now existing on competitive stations in the immediate vicinity; and

WHEREAS, the applicant states that the present owner has held title to the property since July 1, 1934; that the assessed valuation of land is \$27,000 and of the building \$8,000, making a total of \$35,000; that the building was erected 1932.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 25, 1950, by adding thereto:

"* * * that the term of this variance may be extended for a term of five (5) years from the date of this amended resolution under Section 7, subdivision f; that the extension to the accessory building may be constructed substantially as proposed with face brick and as indicated on plans filed with this request for amendment marked 'Received April 12, 1954,' 5 sheets; that the building shall not be otherwise increased in height or area and shall comply with the requirements of the Building Code and the resolutions above cited; that the use of the spaces herein proposed to be lengthened shall be as previously permitted and as now shown; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct throughout the accessory building; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution."

541-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Rusello, owner.

SUBJECT—Application February 4, 1954 (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the combining of two buildings at rear of site into one building, to be used as a motor vehicle repair shop, body and fender work, incidental paint and spray work (previously granted by the Board, but not built); and to permit the erection and maintenance on the front of site of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot (gasoline station previously denied under Cal. No. 372-41-BZ by the Board).

PREMISES AFFECTED—9001-9011 4th avenue and 402-414 90th street, southeast corner, Block 6082, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on March 9, 1954, subject to regular procedure, to consider alteration and extension of use; and

WHEREAS, a public hearing was held on this application on July 20, 1954 after due notice by publication in the Bulletin; laid over to September 21, 1954, for inspection and decision without further argument; hearing closed; then to October 5, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 90th street are in business and unrestricted use, C area, class 1½ height districts; 4th avenue is in a business use, C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated January 26, 1954 acting on amendment to N.B. Applic. 1877-50, reads:

"1. The construction of a gasoline service station and the extension of the existing building for use as motor vehicle repair, body and fender work, incidental paint and spray work, lubritorium, minor auto repairs, car washing, office and sales, with parking and storage of motor vehicles on premises, partly in a business and partly in an unrestricted use district is contrary to the Zoning Res. Art. II Sect. 4(a) (29) (46)."

and

WHEREAS, the applicant states that the premises consist of a plot, 103 ft. 8⅜ in. frontage by 121 ft. 1¾ in. in depth, on which is located a one-story masonry building of class 3 construction, at the front of the lot, having a frontage of 34 ft. and a depth of 34 ft., having been erected under N.B. 724-47, and certificate of occupancy No. 118926 was issued for an automobile display store; that this building is now being used as a store and for the storage of auto parts and an office; that the rear of the premises is developed with a 25 ft. by 25 ft. one-story building of class 3 construction, constructed under N.B. 616 of 1948 as a two-car garage and being used for that purpose at this time; that the premises were altered under Alt. 2348-50 and certificate of occupancy No. 127664 was issued to use the front 34 ft. by 34 ft. building as an automobile display store, the rear 25 ft. by 25 ft. building as a two-car garage and the open area for automobile parking lot, used car sales and display for 25 cars; that the premises were further developed under N.B. 1877-50 to erect a new rear building having a frontage of 75 ft. and a depth of 25 ft., of class 3 construction, to be used for the sale and display of new and used cars; that no new certificate of occupancy was issued to include this building which is now being used as a motor vehicle repair shop; that the Board, under Cal. 541-52-BZ, granted a variance to convert the rear 25 ft. by 25 ft. and rear 25 ft. by 75 ft. building to a motor vehicle repair shop and also erect a new building on the plot to be used for auto body and fender work and painting and spraying, but this new building was never erected; that it is proposed to combine the two rear buildings into one 25 ft. by 100 ft. building and convert the use of said building to a motor vehicle repair shop with body and fender work and incidental paint and spray work and use the front of the site as a gas station consisting of twelve 550-gallon storage tanks and six dispensing pumps; that the contemplated accessory building will have a frontage of 58 ft., a depth of 28 ft., one story in height, of class 3 construction and contain the conjunctive uses of office and sales, minor auto repairs, lubritorium and car washing; and

WHEREAS, the applicant contends that inasmuch as these uses are permitted in the unrestricted part of the site, it is only intended to extend these uses to the entire site; that all of the repair work will be performed within the buildings so that the community will not be affected and the proposed parking of cars waiting to be serviced and parking

MINUTES

and storage of motor vehicles will help alleviate the parking condition in the area; that Fourth avenue is a very heavily trafficked auto lane and as such the proposal is entirely in keeping at this point; that the following non-conforming uses occur in the business use part of the affected area: block 6066, lots 1 and 10—gas station; block 6064, lot 28—gas station and block 6067, lot 1—motor vehicle repair shop; that the part of the affected area within the unrestricted use designation is now developed with the following unrestricted uses: block 6082, lot 14—garage; block 6066, lot 42—laundry; block 6066, lot 41—laundry and lot 37 contains a garage; that as shown, not only has the unrestricted part of the area developed with unrestricted uses, but the business use part of the area has also developed with non-conforming uses kindred to the automobile business and the proposed uses will therefore be entirely in keeping at this point and it is requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since December 28, 1950; that the assessed valuation of land is \$25,000 and of the buildings \$11,000, making a total of \$36,000; that the building was erected 1951; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7, subdivision c, to permit the rearrangement of the premises substantially as proposed and as indicated on plans filed with this application marked "Received February 21, 1954," 4 sheets; that this resolution supersedes the resolution adopted by the Board on July 21, 1953; *on condition* that all uses on the premises shall be removed, except such uses and buildings as are proposed to be retained, and the premises shall be rearranged and constructed substantially as indicated on plans above cited except that all gasoline pumps shall be located not nearer than 15 ft. from the street building line; that where not occupied by existing and proposed buildings, the plot shall be leveled substantially to the grade of adjoining streets and shall be paved with concrete or asphaltic pavement; that there shall be no cellar under the accessory building; that this building in all other respects shall be arranged as shown and shall comply with the requirements of the Building Code, and shall be faced on both sides facing the streets with face brick; that the number of gasoline storage tanks shall be limited to twelve (12) 550 gallon tanks; that the pumps erected shall be 15 ft. from the street building line and shall be of a low approved type; that curb cuts shall be restricted to two (2) curb cuts, two to 4th avenue, each 30 ft. in width and three (3) to 90th street, two 30 ft. in width and one existing curb cut 15 ft. in width; that the sidewalks and curbing around the premises shall be reconstructed or restored to the satisfaction of the Borough President; that under section 7i, there may be, in addition to the permitted motor vehicle repairing in the present repair shop, minor repairs for adjustment, only with hand tools, in the accessory building; that parking and storage of motor vehicles may be permitted on the plot within the two existing garage spaces and on the unbuilt upon portion of the plot, provided such parking does not interfere with the services to be rendered in the accessory building and at the pumps; that at the intersection within the building line there shall be erected a block of concrete extending for a distance of not less than 5 ft. along either building line and to a height of not less than 12 in.; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line of one post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line

for a distance of not more than 4 ft.; and permitting the continuance of legal signs in connection with existing repair shop; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within the requirements of Section 21A of the zoning resolution.

755-53-BZ

APPLICANT—Nathaniel C. Saxe, for Ruby Goldenberg, owner.

SUBJECT—Application October 22, 1953 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—31-15 Seagirt avenue and 178 Beach 32nd street, southeast corner (Block 300, Lot 1), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 15, 1954 after the notice by publication in the Bulletin; laid over from June 15, 1954, for inspection and decision; date to be set. The applicant has amended the basis of his application to read Section 7, Subdivision h instead of Section 7, Subdivision e; then set for July 27, 1954; then to September 14, 1954, for applicant to file revised plans; then to September 21, 1954, for applicant to file revised plans as to proposed portion of parking lot to be used; inspection having shown that part of the plot is now in use in connection with adjacent bungalow; then to October 5, 1954, for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Seagate avenue and Beach 32nd street are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 14, 1953 acting on Alt. Applic. 1138-53 and superseded by Alt. Applic. 1138-53 dated February 24, 1954, reads:

"1. Proposed occupancy of a vacant lot in a residence use district for the parking and storage of motor vehicles is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 95.28 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to use vacant lot for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the Rockaways attract a large influx of summer traffic, creating traffic problems regarding parking which is becoming more acute; that the temporary use of that site as a parking lot will assist the owner in maintaining this parcel of land until such time as the land could be developed into a more permanent and conforming use; that existing parking facilities in the neighborhood are inadequate to meet the demand and it is therefore requested that the Board consider the variation; and

WHEREAS, the applicant states the owner has held title to the property since October 1946 and that the assessed value of the land is \$5,000; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h, of the Zoning Resolution.

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Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, subdivision, for a term of two years, to permit the premises to be occupied for the parking and storage of motor vehicles, substantially as proposed and as indicated on plans filed with this application marked "Received October 22, 1953," 2 sheets, and as amended by revised plan marked "Received September 23, 1954," 1 sheet; *on condition* that the plot shall be reduced to a depth of not over 60 ft. along Beach 32nd street; that the plot shall be leveled substantially to the grade of the surrounding streets and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that one entrance and exit shall be maintained to Seagirt avenue, where shown, not exceeding 10 ft. in width; that the sidewalks and curbing around the premises shall be reconstructed or restored to the satisfaction of borough president; that along all lot lines except for the entrance there shall be erected a woven wire fence of the chain link type not less than 5 ft. 6 in. in height; that there shall be a gate at the entrance, of similar construction which shall be kept closed at night; that during the term of this variance these premises shall be occupied for no other use and no buildings shall be erected thereon; that signs shall be restricted to a permanent sign attached to the fence which shall not extend beyond the building line and shall not be illuminated, advertising only the use of the premises for parking and storage and the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed 15 sq. ft. in area; that such portable fire fighting appliances shall be maintained in the adjoining premises to the satisfaction of the Fire Commissioner; that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

814-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis Cianciarulo, Dominick Bartenope and G. Garlino, Inc., owners.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the demolition of all buildings on the plot and the reconstruction and extension of existing gasoline service station on lot 41 to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—94-102 4th avenue and 589-597 Warren street, northwest corner, Block 395, Lots 37-41 inclusive and Lot 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Louis Cianciarulo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinfert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 20, 1954, after due notice by publication in the Bulletin; laid over to September 21, 1954, for inspection and decision; hearing closed; then to October 5, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 4th avenue are in a business use, B area, class 1½ height district; Warren street is in business and unrestricted use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 29, 1953, acting on N.B. Applic. 970-53, reads:

"1. In a business use district the proposed gasoline service station, office & sales, lubritorium, minor auto repairs (hand tools only), car washing, parking and storage of motor vehicles, is contrary to Art. 11 Sec. 4(a) Subdiv. 29 & 46 of the Zoning Resolution.

Note: The records of the Fire Dept. show permits since 1922 for a gasoline station for dispensing of gasoline from portable tanks from the 20' x 50' bldg. located on the 20' x 100' corner lot. Tank located in the bldg. pump outside."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 97 ft. 7 in. in depth; that lot 41, which is part of the site, has a frontage of 20 ft. and a depth of 80 ft. 10 in., and is developed with a three-story brick building of class 3 construction, occupied on the first floor as a gas station consisting of one 550-gallon storage tank and a portable gasoline dispenser, and the 2nd and 3rd floors as a two-family dwelling; that fire department permit Alt. No. 892 of 1922 was issued for these uses; that there are no bureau of housing and buildings permits indicated for this lot and no certificate of occupancy has been issued; that lot No. 37 is developed with a three-story and basement brick dwelling having certificate of occupancy No. 86088; lot No. 38 is developed with a three-story and basement brick dwelling, for which there is no certificate of occupancy; lot No. 39 has a four-story brick building used for commercial use under Alt. No. 1696 of 1939, for which no certificate of occupancy is indicated; lot No. 40 is developed with a three-story and basement brick dwelling and no certificate of occupancy; lot No. 41 is developed with a two-story and basement brick dwelling and there are no permits or certificate of occupancy; that it is proposed to remove all of the buildings on the site and extend and reconstruct the present gas station in a modern manner consisting of ten 550-gallon gasoline storage tanks and six dispensing pumps; that the proposed accessory building will have a frontage of 60 ft., a depth of 30 ft., one story in height, of class 3 construction and contain the conjunctive uses of office and sales, lubritorium, car washing and minor auto repairs with hand tools only; that part of the site will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that inasmuch as a legal gas station permit exists for part of the site, it is only intended to extend this use to the entire site and through re-building be enabled to render the public a more efficient service; that the discontinuance of the portable gas pump and the confining of all gasoline sales to the site and the setting of all gasoline pumps to 10 ft. back of the building lines, will improve present conditions; that the re-building of the corner will go far towards improving the appearance of the entire area, as the building will be modern in design; that Fourth avenue is a main auto lane leading across Brooklyn and as such the proposal is entirely in keeping at this point, and the proposed parking and storage of motor vehicles will help alleviate the parking problem at this point; that the present buildings are high in assessed value with little return to the owner on his investment, and it is mandatory that the site be re-developed at this time so that the owner may receive an equitable return on his investment and be able to continue to pay taxes; that the site is directly opposite a public garage in block 401, lot 32, and Warren street, on both sides to within 100 ft. of Fourth avenue, is in an unrestricted zone; and

WHEREAS, the applicant states that the present owner has held title to lot 37 since November 30, 1949; lot 38, July 18, 1952; lot 39, December 30, 1943; lot 40, May 20, 1940; lot 41, April 12, 1940 and to lot 43 since December 30, 1943; that the assessed valuation of land is \$28,000 and of the building \$22,000, making a total of \$50,000; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and the Committee recommends that the application should be granted to permit the premises to be occupied as proposed; and

MINUTES

WHEREAS, the applicant reports that the Board of Transportation has found no objection to the location of gasoline storage tanks where shown as being far enough removed from the subway wall on Fourth avenue; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7, subdivision c, in view of the existence of a gasoline station on part of the premises, to permit the existing use to be extended substantially as proposed and as indicated on plans filed with this application marked "Received November 13, 1953" (4 sheets); on condition that all buildings and uses shall be removed as proposed and the premises shall be constructed and arranged as indicated on such plans above cited; that where not occupied by accessory building, walls and pumps, the space shall be surfaced with concrete or asphaltic pavement; that there shall be no cellar under the accessory building; that there shall be no windows from the accessory building opening to the west or north to adjoining premises; that pumps shall be erected not nearer than 15 ft. to the street building line; that such pumps shall be of a low approved type; that curb cuts shall be restricted to two curb cuts each 30 ft. in width to 4th avenue and two curb cuts of similar width to Warren street, with no portion of any curb cuts nearer than 5 ft. to the street building line as prolonged; that at the intersection within the building line there shall be erected a block of concrete extending for a distance of not less than 4 ft. along either building line and to a height of not less than 12 in.; that tanks shall be restricted to ten (10) 550 gallon tanks; that the accessory building shall be faced with face brick on the sides facing streets and shall be arranged and designed substantially as shown on such plans, and in accordance with the requirements of the Building Code, except that the toilet rooms shall be so located as to not have doors to same adjacent; that on the side lot line there shall be erected a masonry wall, as proposed, not less than 5 ft. 6 in. in height, properly coped, except that such wall may be reduced to a height of not less than 4 ft. 6 in. within 10 ft. of either street building line except where walls of adjoining buildings occur and where such walls occur the walls shall be brick faced or stuccoed to a similar height; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line of one post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that sidewalks and curbing around the premises shall be reconstructed or restored to the satisfaction of the borough president; that parking may be permitted but not to interfere with servicing; that under section 7, subdivision i there may be repairing with hand tools only, carried on only within the accessory building; that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

202-54-BZ

APPLICANT—Patrick D. Concagh, for Fannie DiLello, owner.

SUBJECT—Application March 18, 1954 (decision of the borough superintendent), under sections 7a, 7c and 7e of the zoning resolution, to permit in a residence use district, the extension of accessory building on existing gasoline service, lubritorium, car wash, motor vehicle repairs and office, to be used for lubritorium and car wash (non-automatic).

PREMISES AFFECTED—3020 Eastchester road, east side, 150.06 ft. north of Adee avenue, Block 4766, Lots 43 and 46, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 20, 1954 after due notice by publication in the Bulletin; laid over to September 21, 1954, for inspection and decision; hearing closed; then to October 5, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Eastchester road and Adee avenue are in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 18, 1954, acting on Alt. Applic. 95-54, reads:

"1. In a residence use district the proposed extension for 'Auto repair shop, office, lubritorium and car wash' is contrary to Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100.04 ft. frontage by 139.81 ft. in depth, irregular, on which is located a two-family dwelling, a concrete block structure consisting of office, lubritorium and auto repair shop, gasoline service station and two family dwelling; that it is proposed to construct a one story concrete block structure, 25 ft. by 31 ft. 8 in. on the southerly portion of lot 43, for use as lubritorium and car wash, in conjunction with gasoline service station on lot 46; and

WHEREAS, the applicant further states that on July 25, 1916 the portion of this property within 100 ft. of Eastchester road was zoned business and the remainder was in a residence district; that the business portion of the property was changed to the present residence designation on October 18, 1949; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that certificate of occupancy No. 522 of 1928 was issued April 10, 1928 upon completion of N.B. Applic. 182 of 1928 for the construction of a one story cement block garage with a two family dwelling on the same lot; that said plans and application called for the demolition of an existing store; that certificate of occupancy No. 94 of 1928, issued upon completion of Alt. Applic. 39 of 1928 called for a store and auto supplies; that certificate of occupancy No. 295 of 1930 was issued November 20, 1930 upon completion of Alt. Applic. 423 of 1930 for automobile accessory store, the family dwelling and private garage; that the records of the fire department show that plan and application No. 1002 of 1922 was approved October 2, 1922 for the installation of a gasoline storage tank of 550 gallon capacity at this location; that permit No. 84535 of 1923 was issued May 1, 1923 following this approval for an oil selling station; that these records show that in subsequent years the number of tanks were increased from one in 1923 to five in 1951, with a capacity of 2750 gallons; that in 1938, for instance, the location was approved for 3 tanks with a capacity of 550 gallons of gasoline each, 1 tank of 120 gallons for kerosene and 100 gallons of lubricating oil; that the addition of a car washing service as well as the extension of a lubritorium into lot No. 43 will provide for the more efficient operation of the owner's business and at the same time supply a needed service to this particular neighborhood; that the rear portion of the existing building on lot No. 46 will be devoted to brake service as permitted under certificate of occupancy No. 295 of 1930; that the present owner, acquired lot 46 on May 26, 1945 by deed from her

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husband; that the DiLello family owned this property for many years prior to 1928; that they lived in the two story dwelling in the rear and conducted a gas station with a store for the sale of automobile accessories and lubricatorium at the front; that Eastchester road as a heavily travelled highway because it intersects the main arterial highways of the Bronx and thus provides a direct route to the principal points of that borough; that it is requested that this application be granted for the construction of the one story building on lot 43 for use as a lubricatorium and car wash and for legalizing the present uses on lot 46 and for permission to rearrange existing gasoline pumps and add the additional pumps; and

WHEREAS, the applicant states that the records of the Tax department show that former tax lots 44, 45 and 46 were consolidated in 1933 into one single tax lot, now known as lot 49; that the records also refer to these lots as 16, 17 and 18 of the Hoyt maps; that they were never recorded as official tax lots but were contained in the Hoyt maps, filed at one time in the County clerk's office and referred to for purposes of identification; that the records of the department of housing and buildings reveal the following information: that plan No. 2272 of 1922 was filed and approved for the construction of an automobile accessory station, which plan described the location as east side of Eastchester road, 200 ft. north of Adee avenue, block 4766, lot 17; size of lot 25.01 ft. by 135.81 ft. and 137.81 ft. in depth; that N. B. Plan No. 182 of 1928 was approved for a three car garage with a two family dwelling on the same lot and location was described as Eastchester road, east side, 175.07 ft. north of Adee avenue, No. 3020; size of lot 50.02 ft. by 133.81 and 137.81 ft. deep; that Alt. Applic. No. 39 of 1928 was approved as an extension to the building erected under N. B. 182-28 to be used as a store; dimensions of both the existing and proposed extension were 20.1 ft. by 31 ft. 10 in., 17 ft. in height, of cement block construction; that Alt. Applic. 423 of 1930 was approved for a one story structure, 29 ft. by 31.8 ft. deep to be occupied as an automobile accessory and brake extension store; that this plan shows a mechanical brake testing machine and an approved steel grease pit in the proposed extension; that this was to be an extension to an existing (store) structure, the dimensions of which were given as 20.3 ft. by 31.8 ft. deep and location was described as Eastchester road, east side, 175.07 ft. north of Adee avenue, No. 3020, block 4766, lots 43, 44 and 45; that records of the department of housing and buildings also reveal the issuance of the following electric sign permits for a gasoline service station: 1348-29; 576-35; 1250-35; 255-36 and 434-41; that the latter permit indicates a sign 6 ft. in height by 1 ft. 6 in. long, right angle, non flashing business sign, occupancy given as gas station; that based upon the foregoing descriptions of locations, it does not appear that present tax lot No. 43 was included in the original gasoline station; and

WHEREAS, the applicant states that the present owner has held title since May 26, 1945 for lot 46 and since March 4, 1952 for lot 43; that the assessed valuation of land is \$10 800 and of the buildings \$11,900, making a total of \$22,700; that the building was erected 1928; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the decision of the Borough Superintendent on which this application is based includes only the proposed extension and does not include change of pumps or any other part of the premises; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7, subdivision c, to permit the extension of the lawfully existing gasoline service station by the addition of an extension to the existing accessory building, substantially as proposed and as indicated on plans filed with this application marked "Received March 18, 1954," 1 sheet, and "June 23, 1954," 2 sheets,

on condition that the building shall be of the size and height as shown, and in all other respects shall comply with the requirements of the Building Code; that there shall be no cellar under such building; that there may be a door on the rear as shown, provided the space in the rear is properly surfaced with concrete or asphaltic pavement; that there shall be a suitable woven wire fence erected and maintained on the rear and side lot line to the south except that any existing fence which may belong to this owner or the adjoining owner may be accepted as meeting this requirement, provided the fence is continued in good condition; that the area shall not be further increased in area and in all other respects shall comply with the requirements therefor of the Department of Housing and Buildings and the Fire Department and a new certificate of occupancy shall be obtained; that such extension shall be maintained for the uses proposed, mainly lubricatorium and non-automatic car washing; that such portable fire fighting appliances shall be maintained on the premises, including the proposed extension, as the fire commissioner shall direct; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

269-54-BZ

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district, the extension to existing synagogue and community building, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—109-25 to 109-27 114th street, east side, 212.5 ft. south of 109th avenue, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 20, 1954 after due notice by publication in the Bulletin; laid over to September 21, 1954, for inspection and decision; hearing closed; then to October 5, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 114th street and 109th avenue are in a residence use, E area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 31, 1954 acting on Alt. Applic. 417-54, reads:

"1. Proposed extension will exceed the area permitted in an E area district contrary to Art. IV Sec. 15 of the Zoning Resolution.

2. Provide required rear yard for an E area district as per Art. IV Sec. 15 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 57.5 ft. frontage by 94.51 ft. in depth, on which is located a synagogue, one story brick structure without basement, the main floor level being 5 ft. below grade; that with the exception of a small area used for toilets, entrance hall and boiler room, the remainder of the building is one large meeting room area; that there also exists at the rear of the building, and attached to the wall of the subject building, a two-car masonry garage; that it is proposed to remove the present two-car garage and erect an extension into the yard area; that it is also proposed to build up the present space between the subject structure and the frame building

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on the property; that this latter extension will serve as an entrance and foyer; that as part of this work, the present vestibule which now projects into the required setback area, will be removed and the entire present front of the building will be covered with new material, designed to form a homogeneous appearance with the new construction; that new kitchen and toilet facilities will be provided; and

WHEREAS, the applicant contends that the owners of the property, composed of people of the community, in order to further spiritual and cultural interests for themselves and their children, organized themselves and erected the present building in 1933; that at that time, the purchase of the property and the erection of the structure represented the maximum financial efforts of this group of people, composed in general of middle class families; that in the ensuing 20 years, the needs of the community have outgrown the original one-meeting room structure; that in order for this group to maintain the interest of their congregation and effectively serve the religious and moral needs of its members, they have only one avenue open to them for expansion and improvement; that this avenue consists of the use which can be made of their present facilities as the nucleus of expansion and the use of this property which they own; that the general vicinity composing the area in which the members of this group live is one that is almost entirely built up; that there is practically no suitable land in the area which would be available for consideration starting from the ground up, and furthermore the financial limitations of this organization would make it impossible for them to provide the type of accommodations needed if they were to start from vacant land, whereas the proposed alterations would provide the needed facilities within their ability to finance; that although the legal ground area coverage would be exceeded, the roof level of the new construction would not exceed 16 ft. above ground level; that at the front of the property the setback requirements would not only be maintained but improved, since the present vestibule now projecting into such setback would be eliminated; that the architectural treatment proposed for the new front of the building would be a great improvement over the present nondescript appearance and would therefore constitute an advantage to the community with respect to the appearance of this street; that although the yard requirements would not be observed under the proposed construction, there would be no serious detrimental effect to adjoining property owners, particularly in consideration of the physical characteristics that now prevail in the yard areas of adjoining properties; that the properties immediately to the rear now have garages along their respective rear lines and therefore the proposed construction would not have any great visual or physical detrimental effect; that the proposed construction would affect, in any degree, only the limited number of property owners adjoining the rear and side of subject premises, whereas the proposed alteration would create an improvement and observe the legal requirements along the street front which would affect a much greater number of those who live and own property in the affected area; and

WHEREAS, the applicant submitted the following:

Area of lot	5434 sq. ft.
Area of existing buildings	2592 sq. ft.
Required land area for existing buildings at time of erection in a D dist. (60%)	4330 sq. ft.
Area of land over and above that required for building at time of erection	1104 sq. ft.
Permitted coverage of excess land area for E dist. (35%)	386 sq. ft.
Total permitted coverage 386+2592	2978 sq. ft.
Proposed coverage	
Synagogue—3572	} 4289 sq. ft.
Dwelling—717	
Excess Area	1311 sq. ft.

and

WHEREAS, the applicant states that the present owner has held title to the property since July 1, 1928; that the assessed valuation of land is \$3,500 and of the buildings \$7,500, mak-

ing a total of \$11,000; that the building was erected 1933; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, including both the buildings on Application No. 269-54-BZ and the appeal, No. 270-54-A, and careful consideration has been given to the matter, including the proposal to continue the use of the frame building as a part of the alteration; and

WHEREAS, the Board deemed that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution as to excess area and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 417-54, Obj. 1 and 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

270-54-A

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—109-25 to 109-27 114th street, east side, 212.5 ft. south of 109th avenue, 1st floor, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn in view of the finding and action taken by the Board this day under Cal. 269-54-BZ.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleint and Keating and Deputy Chief Connors 4
Negative: 0

284-54-BZ

APPLICANT—John F. Fitzsimons, for Morris Gabel and Ray Gabel, owners.

SUBJECT—Application April 20, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage nearer to rear and side lot lines than is permitted.

PREMISES AFFECTED—319 Beach 149th street, west side, 185 ft. north of Neponsit avenue, Block 751, Lot 25, Neponsit, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Morris Gabel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleint and Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 5, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Beach 149th street and Neponsit avenue are in a residence use, G area, class 1/2 height district; and

WHEREAS, the decision of the borough superintendent, dated April 13, 1954 acting on N. B. Applic. 7282-52, reads:

"1. Proposed garage less than 5' 0" from side and rear lot lines in a G Area District is contrary to Art. IV Sect. 16-B of Zoning Resolution."

and

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WHEREAS, the applicant states that the premises consist of a plot, 45 ft. frontage by 100 ft. in depth, on which is located a one-family dwelling; that it is proposed to erect an accessory garage 13 ft. by 21 ft., one story, 7 ft. in height, of class 3 construction, to be used as a garage accessory to existing dwelling; and

WHEREAS, the applicant contends that the house has an existing driveway on one side but no garage was ever built; that as set forth in application under Cal. No. 207-52-BZ, which involved a similar situation within the same tax block, all the houses on Beach 149th street have their garages built in the 5 ft. restricted area; that most of these garages are built right on the lot line and others are either one or two feet from the lot lines; that it is physically impossible to build a garage 5 ft. from the rear lot line and 5 ft. from the side lot line and be able to maneuver a car in and out without moving the house; that Neponsit is a suburban area and a car is necessary for shopping and daily transportation and unless the car is adequately housed, it is almost impossible to maintain it in good condition; that the garage on lot 9 in block 751 (353 Beach 149th street) is built within 18 in. of the lot line and the garage on lot 13 in block 751 (345 Beach 149th street) is built within 18 in. of the lot line; that within the 500 ft. radius of the subject site, there are approximately 58 frame bungalows; that of these 58 frame bungalows, there are 49 having garages, with not one conforming to the 5 ft. zoning regulation; that there are no vacant lots in blocks 751, 750 and 749 and it is obvious that the character of the neighborhood, insofar as light, air and ventilation are concerned, has been definitely set; that the proposed construction will not adversely affect the neighborhood and it is therefore requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since October 31, 1952; that the assessed valuation of land is \$5,000 and of the building \$3,000, making a total of \$8,000; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship and that in view of park property in the rear, a larger space at the rear is not essential.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to area, to permit the proposed garage to be located as shown on plans filed with this application, marked "Received April 20, 1954" (2 sheets), *on condition* that the proposed garage shall not exceed the size as shown and shall be located where shown except it shall be erected so as to be not nearer than 1 foot 4 inches from the side lot line to the north rear lot line to the west; that in all other respects the building shall comply with the requirements of the Building Code and the zoning resolution; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

375-54-BZ

APPLICANT—Charles C. Weinstein, for Salvatore Mol-fetta, owner.

SUBJECT—Application May 11, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a storage garage, presently used for parking of four trucks on part of plot.

PREMISES AFFECTED—2841 Bruckner boulevard, northwest corner of Quincy street, Block 5306, Lots 103, 104, 107, 109 and 110, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles C. Weinstein and Salvatore Mol-fetta.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 20, 1954 after due notice by publication in the Bulletin; laid over to September 21, 1954, for inspection and decision without further argument; hearing closed; then to October 5, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Bruckner boulevard and Quincy street are in a residence use, DD area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 7, 1954 acting on N. B. Applic. 852-53, reads:

"1: Proposed erection of building for storage garage and offices on a plot used for the private parking of four (4) trucks in a residence use district is contrary to Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 202.89 ft. frontage by 56 ft. 11¼ in. in depth, irregular, presently used on part of plot (lots 104, 107, 109 and 110) as a parking lot for four trucks, for which certificate of occupancy No. 13466-53 has been filed; that it is proposed to erect a building 81.75 ft. front by 56 ft. 11¼ in. in depth, irregular, one story, 15 ft. 3 in. in height, of class 3 construction, to be used as a storage garage (for owner's use); and

WHEREAS, the applicant further states that this is an application pursuant to section 7, subdivision a of the zoning resolutions, for a variance of the provisions of section 3 so as to permit, on a lot located in a residence use district, occupied by a commercial establishment, the erection of an additional building to be part of the existing commercial establishment; and

WHEREAS, the applicant contends that the existing commercial use (parking lot) was established on the lot pursuant to Alt. Applic. 931 of 1952 when the premises were then zoned for business use, and thus constitutes a commercial use "existing at the time of the passage" of the zoning resolution as specifically set forth in the last sentence of section 24 thereof; that application is therefore made for the favorable exercise of the Board's discretion subject to appropriate conditions and safeguards as this is an "appropriate ease" and the use will be in harmony with the general purpose and intent of the use district regulations; that the owner's business is selling fuel oil retail and he needs the proposed use for additional trucking facilities to meet the requirements of his expanding business; and

WHEREAS, the applicant states that the owner has held title to the property since April 17, 1952 and that the assessed valuation of land is \$3,100; and

WHEREAS, the zone was changed from business to residence use district on April 20, 1953; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the applicant changed the basis of his application at the hearing to section 7, subdivision e; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, subdivision e, for a term of fifteen years, to permit the construction of the proposed garage substantially as proposed and as indicated on plans filed with this application marked "Received

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May 11, 1954," 3 sheets, and "May 27, 1954," 2 sheets, on condition that the building shall be constructed of the height and size and location as shown, and in all other respects shall meet the requirements of the Building Code; that the front elevation shall be of face brick with limestone coping as indicated and shall be of face brick or common brick or block stuccoed on all other faces; that there shall be no windows opening to adjoining premises to the north, east or west; that there shall be no cellar under the building; that any heating equipment shall be arranged for within the 1st floor, properly protected by fireproof walls and enterable only from the exterior; that the building shall be of fireproof construction throughout and shall be used only as proposed for oil storage trucks except that there shall be no oil in the trucks when within the building; that the certificate of occupancy permitted for the parking on the premises shall be surrendered; that the balance of the premises shall not be used for parking of oil trucks; that storage of such trucks shall be solely within the building as proposed; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

APPEARANCES—

For Applicant: Gustave Posner.

For Owner: M. Z. Lehigh.

For Administration: Samuel L. Becker and Gussie E. Rotner, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn, without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative: 0

Not Voting: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 15, 1953 reads:

"I have your letter of May 14, 1953, requesting me to revoke Certificate of Occupancy No. 4773-48 and Alteration Permit 361-48.

Section 646-(g) of the City Charter provides that a certificate of occupancy can be set aside or vacated only by the Board of Standards and Appeals or a court of competent jurisdiction.

Under the circumstances, I cannot comply with your application for the revocation of the above certificate of occupancy and alteration permit."

and

WHEREAS, the applicant states the building is one story, 15 ft. in height, 121.30 ft. front by 99.34 ft. and 166.08 ft. in depth, erected 1924, located on a lot 121.30 ft. front by 99.34 ft. and 166.08 ft. in depth in a business and unrestricted use, C area, Class 1 height district, and used and occupied since 1948 as follows: Cellar—sand storage; 1st floor—brass, copper, bronze and aluminum foundry in connection with manufacture of electrical connectors and appliances. 75 persons; and

WHEREAS, Certificate of Occupancy No. 4773 issued October 8, 1948 upon completion of work under Alteration Application 941-47 permits the following use and occupancy: Cellar—sand storage; 1st floor—factory (manufacture of electrical connectors and appliances) 75 persons; and

WHEREAS, the applicant states that he seeks by this appeal to revoke Certificate of Occupancy No. 4773 and related alteration permit No. 361 issued by the Borough Superintendent on the ground that the certificate of occupancy and the permit were illegally issued in violation of Sec. 4(a) (19) of the Zoning Resolution; and

WHEREAS, the applicant contends that since April 5, 1939 the property has been located partly in a business district and partly in an unrestricted district; that prior to 1947 the building was used as a public garage under Certificate of Occupancy No. 1264 of 1924; that on November 6, 1947 and as amended thereafter Alteration Application No. 941-47 and plans were filed for the conversion of the public garage to "sand storage and factory—manufacturing of electrical connectors and appliances"; that on March 29, 1948 the said application was approved as Alteration No. 361-48; that on October 18, 1948 Certificate of Occupancy No. 4773 was issued by the Borough Superintendent for the above mentioned use and occupancy; that an examination of the approved plans clearly indicates that the building was arranged and intended to be used as a brass and copper works or metal foundry; that immediately adjoining to the west of this foundry there are two apartment houses each containing 30 apartments; that the tenants of these apartment houses have complained to various City Departments about such nuisances as smoke, fumes, odors and noise arising out of the operation of the foundry; that the tenants claim that the smoke, fumes, odors and noise affect their health and that of their children; and

WHEREAS, the applicant further contends that the Certificate of Occupancy and permit should be revoked for the following reasons: that Sec. 4(a) (19) of the Zoning Resolution prohibits the use of a brass and copper works in a business district; that the premises are located partly in a business district; that an examination of the plans clearly indicates that the building was arranged and intended to be used as a brass and copper works or metal foundry and an inspection by the applicant confirms such use; that a Certificate of Occupancy was issued for a factory (manufacturing of electrical connectors and appliances) notwithstanding the fact that the building was actually intended to be used as a metal foundry as disclosed by the plans; that the owner never made an application for variance to operate a metal foundry in a business district; that in the matter of Kaltenbach vs. The Board of Standards and Appeals, 274, N. Y. 34, the Court of Appeals held in an analogous situation that the Certificate of Occupancy and permit were granted in disregard of the Zoning Resolution, and such certificate and permit should therefore have been revoked; and

WHEREAS, the applicant submits that the Board should reverse the decision of the Borough Superintendent and revoke the existing Certificate of Occupancy and related Alteration Permit; and

WHEREAS, the Commissioner of Investigation, through his representative, Gustave Posner, reported to the Board that the work required by the Board by resolution adopted under Cal. No. 148-54-BZ, has been certified by the Borough Superintendent as satisfactorily completed and that a new Certificate of Occupancy 14879 was issued September 27, 1954 superseding Certificate of Occupancy 4773-48 which is the subject of this appeal and that in view of the above facts, it is requested that the appeal be withdrawn.

Resolved, that the appeal be and it hereby is withdrawn.

Adjourned: 12:05 P. M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 5, 1954, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

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1550-39-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened May 4, 1954 re U. S. Gypsum Company—re Fiber Board Tile, Plank and Sheathing (re amendment of resolution, omission of asphalt felt from the asphalt impregnated sheathing).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 1550-39-SM

Subject: Amendment to resolution as to additional trade name and the omission of felt.

United States Gypsum Co., New York, requested by letter dated April 8, 1954 that the resolution adopted April 2, 1940 and amended through September 22, 1953 under Cal. No. 1550-39-SM be amended so as to permit the marketing of the approved Weatherwood Insulating Fiber Board, Tile, Plank and Sheathing under the trade name of U.S.G. Insulating Fiber Board, Tile, Plank and Sheathing and to permit the omission of asphalt felt from the asphalt impregnated sheathing. The application was reopened by a vote of the Board May 4, 1954.

Purpose

The material is to be used as a sheathing material as provided for under C26-638.0,b Administrative Building Code.

Description

The material is the same as the material approved September 22, 1953 under Cal. No. 1550-39-SM.

The moisture permeability (the time for penetration through the board), for the ½ inch was 5 weeks as against the requirements of 20 hours minimum allowed.

Recommendation

On the basis of the data submitted by the applicant the Committee on Test recommends that the resolution adopted April 2, 1940 and as amended through September 22, 1953 under Cal. No. 1550-39-SM be amended so as to permit the marketing of the Weatherwood Insulating Fiber Board, Tile, Plank and Sheathing under the trade name of U.S.G. Insulating Fiber Board, Tile, Plank and Sheathing and further to permit the omission of the asphalt felt over the asphalt impregnated U.S.G. Sheathing on condition in all other respects the requirements of the resolution adopted April 2, 1940 under Cal. No. 1550-39-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Commission on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolutions of April 2, 1940 through September 22, 1953 in accordance with the above report.

75-50-SM

APPLICANT—Robbins Tire and Rubber Company, Inc., owner.

SUBJECT—Application reopened April 28, 1953—re Robbins Terra Tile (additional trade name).

APPEARANCES—

For Applicant: Valerie Blake.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 75-50-SM

Subject: Amendment to resolution to include the material known as Robbins Lifetime Vinyl All Purpose Terra Tile.

Robbins Floor Products Inc., Alabama, requested by letter dated February 17, 1953 that the resolution adopted June 20, 1950 under Cal. No. 75-50-SM be amended so as to permit the installation of the approved tile without the requirements of cementing and to include Robbins Lifetime Vinyl All-Purpose Terra Tile. The application was reopened by a vote of the Board April 28, 1953.

Purpose

The tiles are used as floor covering.

Description

The Robbins Lifetime All-Purpose Terra is made of the same material and in the same manner as the tiles approved June 20, 1950 under Cal. No. 76-50-SM and the only difference being in the color style.

Recommendation

The Committee on Test recommends that the resolution adopted June 20, 1950 under Cal. No. 76-50-SM be amended so as to include the material known as Robbins Lifetime Vinyl All-Purpose Terra Tile on condition that the requirements of the resolution adopted June 20, 1950 under Cal. No. 75-50-SM be complied with. The Committee further recommends that, although the applicant claims that this tile may be installed without the use of adhesive, this tile shall be cemented to the upper surface as required under C26-667.0 4.a but the provision of the same section relating as to restriction as to use do not apply.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
JOHN A. DARTS,
Assistant Engineer,
Commission on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of June 20, 1950 in accordance with the above report.

332-50-SA

APPLICANT — Oran Company, owner-manufacturer. (George R. Darche Associates, agent).

SUBJECT—Application April 28, 1950—Oran Oil Fired Floor Furnaces, Models 0-50, 0-60 and 0-70, approval of

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance disapproved in accordance with the report of Committee on Test.

THE VOTE TO APPROVE—

Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

MINUTES

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 332-50-SA.

Subject: Oran Oil Fired Floor Furnaces, Models 0-50; 0-60; 0-70, approval of.

Oran Company, Columbus, Ohio, filed April 28, 1950 an application with the Board of Standards and Appeals for approval of the Oran Oil Fired Floor Furnace, Models 0-50; 0-60 and 0-70 under the provisions of the Oil Burner Rules and Article 12 Chapter 26 Administrative Building Code.

Purpose

The appliance is a furnace that is suspended in the floor.

Description

The furnace is of steel construction and consists of a combustion chamber and a heat exchanger which are connected together with a collar.

The furnace is equipped with an automatically operated mechanical or either mechanical or natural draft oil burner with gravity oil feed supply fed to the burner from a constant level valve with anti flooding device. The furnace essentially consists of a casing, floor register, inner and outer liners combustion chamber, firepot, limit control, constant level valve, oil lines, draft booster motor and blower electric valve top and draft regulator.

Recommendation

The Committee on Test recommends that this application either be withdrawn or disapproved as the installation of this type of furnace is not in conformity with the requirements of C26-693.0 Administrative Building Code.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *disapprove* this appliance in accordance with the above report.

496-50-SA

APPLICANT—Bryant Heater Division, for Affiliated Gas Equipment, Inc., owner-manufacturer.

SUBJECT—Application May 5, 1950, Bryant Gas-Fired Floor Furnace, Model 365, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance disapproved in accordance with the report of Committee of Test.

THE VOTE TO APPROVE—

Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 496-50-SA

Subject: Bryant Gas Fired Floor Furnace Model 365, approval of.

Bryant Heater Division for Affiliated Gas Equipment Co., filed May 5, 1950 an application with the Board of Standards and Appeals for approval of the Bryant Gas Fired Floor Furnace Model 365, under the provisions of Article 12, Chapter 26 Administrative Building Code.

Purpose

The appliance is a furnace that is suspended in the floor.

Description

The appliance consists of a wall register, draft diverter, casing pilot, burner, heat exchanger and controls.

The casing is of steel, the burner is cast iron drilled port type; the controls consist of combination pilot and main burner valve.

Recommendation

The Committee on Test recommends that his application be either withdrawn or disapproved, as the installation of this type of furnace is not in conformity with the requirements of C26-693.0 Administrative Building Code.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *disapprove* this appliance in accordance with the above report.

229-52-SM

APPLICANT—Gustin-Bacon Mfg. Co., owner.

SUBJECT—Application March 25, 1952—Rolagrip Pipe Couplings (for plain end pipe connections), approval of.

APPEARANCES—
For Applicant: George F. Corlis, Jr. and William D. O'Neil.

ACTION OF BOARD—Material approved in accordance with the Report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 229-52-SM

Subject: Rolagrip Pipe Couplings, approval of.

Gustin Bacon Mfg. Company, Kansas City, Mo., filed March 25, 1952, an application with the Board of Standards and Appeals for approval of the material known as Rolagrip Pipe Couplings under the provisions of C26-1383.0 Administrative Building Code.

Purpose

The material, couplings, are for use in standpipe systems.

Description

The coupling consists of a housing, synthetic rubber gasket and either two or four bolts.

The housing is made of malleable iron in two identical semi-circular parts which are bolted together and which house the gasket. The housing is provided with a number of recesses in which are fitted case hardened, cadmium plated, toothed steel rollers. The individual rollers are held in position in the housing recesses by means of a keeper bar at each end.

In installing the couplings over the joint, the pipe is firmly gripped by the rollers which embed themselves into the surface of the pipe as well as in the recesses of the coupling housing. The recesses within which the rollers operate are so proportioned so as to permit normal expansion and contraction and to permit maximum angular deflection. When the normal limits of pipe movement are reached, the toothed rollers, by design of the recesses are

MINUTES

caused to bite deeper into the pipe ends, thereby, opposing further separation of the pipe ends.

The number of rollers employed varies with the size of the coupling, four rollers being employed in the 1½" coupling up to fifty-two rollers in the 12" size.

The gaskets are moulded of Buna-N synthetic rubber, round in foam and "U" shaped in cross section. The bolts are heat treated carbon steel track bolts having an oval neck to fit the similarly shaped holes cast in the housing.

The following are the chemical and physical specifications of the component parts.

1. Housing—Malleable iron

A. Chemical Composition:	Less Than
Carbon	1.80%
Silicon	1.20%
Manganese	1.40%
Phosphorus	0.20%
Sulphur	0.12%
B. Physical Properties:	Minimum
Tensile strength	53,000 psi
Yield point	35,000 psi
Elongation in 2 in.	18 per cent

2. Gasket Buna-N Rubber (synthetic)

Trade name	Rolakem
Shore hardness at 80°F	64-68
Ultimate tensile strength	1800 psi
Elongation	300-450 per cent

3. Bolts—Carbon steel

A. Chemical Composition:	Minimum
Carbon	0.30 per cent
Phosphorus	0.04 per cent
Sulphur	0.06 per cent
B. Physical Properties:	Minimum
Tensile strength	100,000 psi
Yield point	70,000 psi
Elongation in 2 in.	12 per cent
Reduction in area	25 per cent

Inspection and Test

The couplings were tested at the Underwriters Laboratory with the following results:

1. Unrestrained Joint Test.

The couplings were installed in an aligned position on two sections of steel pipe. The pipe ends were capped, one of the caps being provided with a tapped hole through which water pressure was admitted and the other cap was provided with a vent to expel the entrapped air. Sizes tested ranged from 1½" to 12".

In the case of the 1½" the pipe ends separated at the 2900 and 3100 psi and the 2½" the pipe ends separated at 2100 psi. All other samples showed no leakage at pressures ranging from 1175 to 3200 psi.

2. Restrained Joint Test.

Couplings were installed on two sections of pipe in the same manner as described above and the assembly was placed in a steel frame so as to restrict longitudinal movement. All samples tested showed no leakage at pressures ranging from 1000 to 1350 psi.

3. Flexural Test.

Couplings were installed on two sections of capped pipe. The assembly was subjected to 200 psi hydro-static pressure, while the pressure remained constant, a load was applied to the coupling. In the case of the 1½", the pipe deflected out of the gasket allowing a leakage under load ranging from 2100 to 19,040 lbs.

The complete report of the Underwriters Laboratory Extinguisher 1741 is on file with and is part of the record.

Recommendation

On the basis of the tests, the Committee on Test recommends the approval of Rolagrip Pipe Couplings of sizes

ranging from 1½" to 12" inclusive when constructed as herein described for use under the provisions of C26-1383.0 Administrative Building Code.

On condition that each coupling bears a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City, under Cal. No. 229-52-SM and further that coating applied to the couplings as protection against corrosion shall be at least equivalent to that required for the pipe and when a specially protective coating is required for the pipe, either externally or individually, the couplings should be similarly protected; and further all standpipes installed, using the above couplings shall comply with C26-1392.0 Administrative Building Code, and in addition: 1. No joint in any horizontal run shall be placed more than 8'0" from a hanger; 2. Vertical rises shall be supported every 24' 0" in height; 3. Long runs of pipes shall include expansion joints where required by the Superintendent. And further, these couplings shall be used on new standard pipe for a maximum static working pressure of 150 psi and installed only after all other screwed, flanged or caulked fitting or piping connected to same pipe system have been completed to prevent torsional or other strains or stresses on these joints; both sections of pipe must be securely in final position or place before application of this coupling and not shifted after application of the coupling and the use of this coupling underground shall be permitted inside building walls only; not to be installed in soils corrosive to steel or rubber.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

230-52-SM

APPLICANT—Gustin-Bacon Manufacturing Co., owner.
SUBJECT—Application March 25, 1952—Gruvagrip Pipe Couplings, approval of.

APPEARANCES—

For Applicant: George F. Corlis, Jr. and William D. O'Neil.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 230-52-SM

Subject: Gruvagrip Pipe Couplings, approval of.

Gustin-Bacon Mfg. Co., Kansas City, Mo., filed March 25, 1952, an application with the Board of Standards and Appeals for approval of the material known as Gruvagrip Pipe Couplings under the provisions of C26-1383.0 Administration Building Code.

Purpose

The material, couplings, are for use in standpipe systems.

Description

The coupling consists of two housing halves, a synthetic rubber gasket and track bolts.

The housing halves are of identical shape and are made of malleable iron.

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In making a connection of grooved steel pipe, the key sections of the housing halves fit into grooves formed in the pipe near the ends. The grooves, in which the key sections of the coupling floats are proportioned in such a manner that normal expansion and contraction and a degree of angular deflection is permitted.

The gaskets are moulded Burn-N synthetic rubber round in form and U-shaped in cross section.

The bolts are heat treated carbon steel track bolts having an oval neck to fit the similarly shaped holes cast in the housing.

Following are the chemical and physical specifications of the component parts:

1. Housing—Malleable Iron

A. Chemical Composition	Less than
Carbon	1.80%
Silicon	1.20%
Manganese	0.40%
Phosphorus	0.20%
Sulphur	0.12%
B. Physical	Minimum
Tensile Strength	53,000 psi
Yield Point	35,000 psi
Elongation in 2"	18%

2. Gasket Buna-N Rubber (synthetic)

Trade name	Rolakem
Shore Hardness @ 80°F	64-68
Ultimate Tensile	1800 psi
Elongation	300-450%

3. Bolts—Carbon Steel

A. Chemical	Minimum
Carbon	0.30%
Phosphorus	0.04%
Sulphur	0.06%
B. Physical	
Tensile Strength	100,000 psi
Yield Point	70,000 psi
Elongation in 2"	12%
Reduction in area	25%

Inspection and Test

The couplings were tested at the Underwriters Laboratory with the following results:

1. Unrestrained Joint Test.

The couplings were installed in an aligned position on two sections of steel pipe. The pipe ends were capped, one of the caps being provided with a tapped hole through which water pressure was admitted, and the other cap was provided with a vent to expel the entrapped air. Sizes tested ranged from 1½" to 14".

In all cases except the 2" size the key sections failed under pressure ranging from 1400 psi to 4250 and the 2" showed no failure under pressure of 4900 psi.

2. Couplings were installed on two sections of pipe in the same manner as described above and the assembly was placed in a steel frame so as to restrict longitudinal movement.

All samples tested showed no leakage at pressure ranging from 1100 to 1200 psi.

3. Flexure Test.

Couplings were installed on two sections of capped pipe. The assembly was then anchored to a base plate by steel bands spaced 1' 0" each side of the center of the coupling. The assembly was subjected to 200 psi hydrostatic pressure, while the pressure remained constant, load was applied to the coupling.

In the case of the 1½", the key section of one housing failed allowing a leakage at 2610 lbs. In all other cases there was no leakage under load ranging from 3380 to 19,200 lbs.

The complete report of the Underwriter Laboratory Extinguisher 1741 is on file with and is part of the record.

Recommendation

On the basis of the test, the Committee on Test recommends the approval of the Gruvagrip Pipe Couplings of sizes ranging from 1½" to 14", when constructed as herein described for use under the provisions of C26-1383.0 Administrative Building Code, on condition that each coupling bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 230-52-SM and further that coatings applied to the couplings as protection against corrosion shall be at least equivalent to that required for the pipe and where a specially protective coating is required for the pipe, either externally or individually, the couplings should be similarly protected; and further all standpipes installed, using the above couplings shall comply with C26-1392.0 Administrative Building Code, and in addition: 1. No joint in any horizontal run shall be placed more than 2' 0" from a hanger; 2. Vertical rises shall be supported every 24' 0" in height; 3. Long runs of pipes shall include expansion joints where required by the Superintendent. And further, these couplings shall be used on new standard pipe for a maximum static working pressure of 150 psi and installed only after all other screwed, flanged or caulked fitting or piping connected to same pipe system have been completed to prevent torsional or other strains or stresses on these joints; both sections of pipe must be securely in final position or place before application of this coupling and not shifted after application of the coupling and the use of this coupling underground shall be permitted inside building walls only; not be installed in soils corrosive to steel or rubber.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
JOHN A. DARTS,
Assistant Engineer
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

438-52-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application for consideration—Gold Bond Gypsum Plaster and Gold Bond Gypsum Lath Ceiling (with Gold Bond Clip-Lok System).

APPEARANCES—

For Applicant: E. Duffy.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock. Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 438-52-SM

Subject: Reopening and amendment as to modification as to marking.

National Gypsum Co., New York, requested by letter, dated June 28, 1954, that the resolution adopted June 2, 1954 under Cal. No. 438-52-SM be modified as to the marking or labelling the component parts of this construction system.

Purpose

The construction is used to provide a short span fire resistive ceiling with a three (3) hour fire protection to structural steel.

MINUTES

Recommendation

The Committee on Test is of the opinion, that as the component parts of this construction have previously been approved under their respective Cal. Nos. that it is impractical to label these parts with the above mentioned Cal. No. in addition to their own approval numbers and by so doing would be a source of confusion, therefore, the Committee recommends that the resolution adopted June 2, 1954 under Cal. No. 438-52-SM be amended so as to omit the marking, stamping or labelling of the component parts with Cal. No. 438-52-SM and in lieu thereof, the Committee recommends that all plans submitted to the Department of Housing and Buildings showing the proposed use of this construction shall be marked, stamped or labelled, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 438-52-SM" on condition that all other requirements of the resolution adopted June 2, 1954 under Cal. No. 438-52-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of June 2, 1954 in accordance with the above report.

427-52-SM

APPLICANT—Lawrence Urdang for Marlux Corp., owner.
SUBJECT—Application June 11, 1952—Marlux (light diffuser), approval of.

APPEARANCES—

For Applicant: Lawrence Urdang.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 427-52-SM

Subject: Marlux (light diffuser), approval of.

Lawrence Urdang for Marlux Corp., Mass. filed June 11, 1952 an application with the Board of Standards and Appeals for approval of Marlux (light diffuser) under the provisions of C26-461.1 Administrative Building Code.

Purpose

The ceiling is to be used as a light diffuser and also to provide acoustical treatment.

Description

The system consists of corrugated translucent plastic sheets supported on metal members which are themselves suspended from the ceiling, floor or roof above. Acoustical baffles, when used, are suspended and carried by the metal carrying members.

The plastic sheet is a corrugated rigid vinyl chloride-vinyl acetate sheet that contains no plasticizer. The corrugation has a frequency of 11 per ft. and an amplitude of 7/16". The thickness of the material is 0.0075".

The ceiling clip is a sheet steel member in the shape of an angle. The other hanging members are steel and the carrying members are aluminum. The acoustical baffle is of the same material as the carrying members and is 5 5/8" deep.

The installation is as follows:

The steel ceiling clip is attached directly to the ceiling, floor or roof above and the steel strap is inserted into slot in the clip. The main carrying clip, which is so arranged as to hold the main carrying member is attached to the steel

strap. Around the perimeter of the room area is placed a wall member in the shape of a channel in order to hold the edge of the end sheets of plastic. A spring clip is placed over the top of the main carrying members so as to hold the plastic sheet against the lower flange of the main carrying member.

The hangers are placed 3'0" on centers in one direction and 6'0" on centers in a direction perpendicular to those on 3'0" centers so that a gullage is set up supported 3'0" in one direction and 6'0" in the other direction.

Inspection and Test

The system was inspected and tested at the United States Testing Company, Hoboken, New Jersey in the presence of Asst. Engr. J. A. Darts Committee on Test and L. Urdang representing the Applicant.

Load tests were conducted on the plastic itself in a downward and also upward direction and on the main carrying member in both downward and upward directions. The plastic material itself was tested in accordance with the requirements of C26-461.1 Administrative Building Code. The carrying members were tested in accordance with the requirements of C26-88.0 Administrative Building Code and the plastic was also tested for the toxicity of the gases generated when the material is subjected to flame.

Results of the test were as follows:

- Plastic downward—two thirds of a lb. per sq. ft. without deflection of the plastic.
- Plastic upward—7.88 lbs. per sq. ft. at which load the plastic was forced upward from the carrying member.
- Track Downward—a twenty-five lb. load was applied directly at the center of a rail directly on a connection no deflection.
- Track Upward—twenty pound applied over an area of 4 sq. ft. No deflection.
- Carrying Rails—Incombustibility—met the requirements of C26-88.0.
- The material when subjected to flame generates no toxic gases.

The complete report of the United States Testing Laboratory and of the Factory Mutual and the Bakelite Company is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of Marlux (light diffuser-plastic ceiling) for installation in New York City when constructed of materials as herein described and installed in accordance with the requirements of C26-461.1 Administrative Building Code on condition that the main carrying members shall be carried on straps as herein described, secured to the ceiling floor or roof construction above, that wires shall not be used in the suspension system, and further that Marlux (light diffuser-plastic ceiling) shall not be installed in sprinklered locations and all plans filed with the Department of Housing and Building showing the proposed use of this system shall be marked or stamped, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 427-52-SM" and the containers or cartons in which the material is marketed shall be similarly marked. It is further recommended that the use of this material in Class I and II construction be limited to an area to be covered not to exceed 10,000 sq. ft. in area and only when such space is separated from the remainder of the floor area by an approved wall, fire wall, fire partition or fireproof partition. In Class III construction the area shall be limited in accordance with the requirements of the Administrative Building Code.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

195-53-SM

APPLICANT—Johns-Manville Sales Corp., owner.
SUBJECT—Application March 6, 1953—JM Dutch Brand Tile and Tub Sealer, approval of.
APPEARANCES—

For Applicant: Foster J. Castner.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 195-53-SM

Subject: JM Dutch Brand Tile and Tub Sealer, approval of.

Johns-Manville Sales Corp., New York, filed March 6, 1953 an application with the Board of Standards and Appeals for approval of the material known as JM Dutch Brand Tile and Tub Sealer under the provisions of C26-191-0, Administrative Building Code.

Purpose

The material is a caulking material to be used around bath tubs.

Description

The material contains resins that have been cut back with solvents and inorganic pigments and fillers. The material is marketed in a collapsible metal tube from which the caulking compound is applied directly to the joint to be sealed. The solvents used as the cut back are rated as flammable solvents.

Inspection and Test

The material was tested at the Johns-Manville Research Center, Manville, New Jersey.

The material was tested as to its reaction against various household cleansers, detergents, soaps and materials of such nature. At the end of 90 days intermittent submergence in such materials the tub sealer was found to be not affected.

The material was also tested to see if it could withstand a head of water. There was no leakage under a 6" head of water for an exposure of one (1) week.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as the JM Dutch Brand Tile and Tub Sealer, for voluntary use as a caulking material to be used around bath tubs, sinks and shower stalls under the provisions of C26-191.0 on condition that each container in which this material is marketed shall comply with the requirements of Chapter 19 Administrative Code and further that the container shall bear a label reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 195-53-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

725-53-SA

APPLICANT—Surface Combustion Corp., owner.
SUBJECT—Application October 2, 1953—Janitrol Gas-fired Boiler, Series 66, sizes 4-21 sections, approval of.

APPEARANCES—

For Applicant: Frederick T. Head.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 725-53-SA

Subject: Janitrol Steam or Hot Water Boiler, Series 66, approval of.

The Surface Combustion Company, owner-manufacturer, filed October 2, 1953, an application with the Board of Standards and Appeals for approval of the Janitrol Steam or Hot Water Boiler Series 66, Models 4-66 to 21-66, under the provisions of C26-178.0.b and Article 12 Administrative Building Code.

Purpose

A gas fired boiler for steam or hot water space heating.

Description

These are castiron sectional boilers for steam or hot water. As hot gases enter between sections raised radial ribs immediately begin transferring heat to the boiler water and spread the gases uniformly over section surfaces. Tapering zig-zag passages extract more heat as the hot gases rise. Long baffles inside sections form numerous upward sloping internal tubes direct water circulation to best advantage, and strengthen sections. An enameled steel jacket encloses the boiler. The controls consist of a diaphragm gas valve, a room thermostat, a safety pilot, a gas pressure regulator, a water temperature limit control for hot water boilers, a steam pressure limit control, a low water cut off. A main shut off valve permits the supply of gas to main burners to be shut off manually. A pilot line regulator and a pilot line filter.

The models differ as to BTU per hours.

Number	Btu per Hr.	
	Steam	Water
4-66	425,000	451,000
5-66	578,000	601,000
6-66	737,000	752,000
7-66	898,000	902,000
8-66	1,061,000	Same as Steam
9-66	1,229,000	"
10-66	1,392,000	"
11-66	1,555,000	"
12-66	1,709,000	"
13-66	1,862,000	"
14-66	2,021,000	"
15-66	2,174,000	"
16-66	2,328,000	"
17-66	2,483,000	"
18-66	2,640,000	"
19-66	2,796,000	"
20-66	2,952,000	"
21-66	3,108,000	"

The series has been approved by the American Gas Association for use with natural, manufactured and mixed gases, Certificate #4 (1103.01 and 1102.01).

Inspection and Test

A model of this boiler was inspected and tested by the Committee on Test and found to operate as designed. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and F. T. Head representing the applicant.

MINUTES

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Janitrol Steam or Hot water Boilers, Series 66 models 4-66 to 21-66 for domestic and commercial installation with natural, manufactured and mixed gases in other than explosive atmosphere, when installed in accordance with this report and the requirements of Article 12 Administrative Building Code, provided each appliance bears a label permanently affixed reading:—"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 725-53-SA," and provided further that all ports and orifices shall be maintained for the type of gas used.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

16-54-SA

APPLICANT—Watson Elevator Co., Inc., owner.
SUBJECT—Application January 11, 1954—Watson Elevator Co., Inc., Car Door Switch, Type MS, approval of.

APPEARANCES—

For Applicant: John C. Hennessy.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 16-54-SA

Subject: Watson Car Door Switch, Type MS, approval of.
Watson Elevator Co., Inc., New York, filed January 11, 1954 an application with the Board of Standards and Appeals for approval of the appliance known as Car Door Switch Type MS under the provisions of C26-985.0 Administrative Building Code.

Purpose

The appliance is an electric switch or contact intended to be mounted on or in an elevator car and actuated by a roller arm attached to the car door.

Description

Assembly:

This switch consists of a housing, inside which are mounted the fixed contacts and carrying a hinged arm to which are attached the contact bridging bar. The hinged arm is attached by a link actuating cam which, in turn, is engaged by the door roller. The outer end of the cam is slightly upturned so that if the contents should tend to remain closed the roller will force them open as the door is opened.

Details of Construction:

Housing—This is a rectangular frame box, made of flat steel $1\frac{1}{4}$ in. wide by $\frac{1}{8}$ in. thick, with welded corners. The base is extended at each end to provide holes for mounting. The inside dimensions of the enclosure are $2\frac{1}{2}$ by $4\frac{3}{4}$ in. The covers are of phenolic composition approximately $2\frac{3}{4}$ by 5 by $\frac{3}{32}$ in. thick screwed to corner lugs in the housing.

Inside the housing is welded a U-shaped holder for the contact arm hinge pin. Lugs are welded on the outside of

the housing at one end for the hinges of the $\frac{5}{16}$ in. diameter cam hinge pin. The latter is held in place by cotter pins. The cam arm is steel $\frac{3}{4}$ in. wide by $6\frac{1}{4}$ in. long by $\frac{7}{64}$ in. thick. An opening is provided in one end of the housing for the conduit connection.

All steel parts of housing and cam arm are cadmium-plated.

Contact Arm and Bridging Bar—The arm is a block of phenolic material approximately $3\text{--}3\frac{3}{32}$ in. long, by $\frac{3}{4}$ in. thick. A hole is provided near its center for the $\frac{1}{4}$ in. hinge pin by which it is linked to the cam arm. Near one end is a hole for the $\frac{5}{16}$ in. arm hinge pin. The contact bridging bar is about $1\frac{7}{8}$ in. long, $\frac{1}{2}$ in. wide and $\frac{1}{8}$ in. thick. Near each end is welded a silver contact button $\frac{5}{16}$ in. diameter by $\frac{1}{8}$ in. thick. The bar is loosely fitted to fixed post set in the arm and is spring-supported. A cotter pin holds it in place on the post. A compression spring holds the hinged arm in the open contact position.

Stationary Contacts—A molded phenolic composition block $2\frac{7}{8}$ in. long by $\frac{1}{2}$ in. wide is screwed to the bottom of the housing and carries the two terminals. These are angle-shaped clips made of $\frac{3}{8}$ in. wide by $\frac{1}{8}$ in. long by $\frac{1}{8}$ in. thick. Each carries a silver contact button of the same size as the buttons on the bridging bar above described. Terminal screws with cup washers or upturned lug washers are provided. These posts are $\frac{1}{2}\frac{1}{8}$ in. center to center. A $2\frac{7}{8}$ in. length of $\frac{1}{32}$ in. thick phenolic insulation is clamped between the terminal block and the housing.

Inspection and Test

The appliance was tested in accordance with the requirements of the C26-985.0 Administrative Building Code at the Underwriters Laboratory. The complete report Safety Appliance 522. Application No. 50C5460 is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Car Door Switch Type MS, as manufactured by the Watson Elevator Co., for use in New York City under the provisions of C26-985.0 Administrative Building Code on condition that each appliance bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 16-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

42-54-SA

APPLICANT—Ribelle V. Perotta, for Delta Heating Corporation, owner.

SUBJECT—Application reopened June 8, 1954—re Delta Oil Fired Unit Heater, Models UH-220, UH-196, UH-168, UH-140 and UH-112, approval of.

APPEARANCES—

For Applicant: Ribelle V. Perotta.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

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REPORT OF COMMITTEE ON TEST

Re: Cal. 42-54-SA

Subject: Approval of appliance in other than explosive atmospheres and approval of additional models, Delta Oil-Fired Unit Heater.

The Board of Standards and Appeals on May 18, 1954 disapproved the Delta Model UH-220 direct oil fired unit heater. It was proposed at that time to use these heaters in explosive atmospheres. The applicant requested a re-opening of the application and the use of the heater in other than explosive atmospheres and also requested the approval of Models UH-196, UH-168, UH-140 and UH-112. The application was reopened by a vote of the Board on June 8, 1954.

The applicant contends that these burners will be installed in places other than those with explosive atmospheres, that Model UH-196 has a firing rate of 1.75 gal. per hour, Model UH-168 has a firing rate of 1.50 gal. per hour, Model UH-140 has a firing rate of 1.25 gal. per hour and Model UH-112 has a firing rate of 1 gal. per hour. These additional four units have the same basic design and functions as the Model UH-220, the only difference being the size of the heat exchanger, the size of the blower, size of the motor and the rate of oil flow to the burner.

Inspection and Test

These new models and the rearranged Model UH-220 were inspected and tested at the plant of the Delta Heating Corporation at Trenton, New Jersey and found to operate and comply with the specifications. Present at the inspection and test were Chief Engr. L. V. Huber of the Committee on Test and Ribelle V. Perotta representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Delta Oil-Fired unit heaters, Models UH-220, UH-196, UH-168, UH-140 and Model UH-112 for use in New York City, in other than explosive atmospheres, when installed and operated in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals. Provided each unit has a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City, under Cal. No. 42-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

84-54-SM

APPLICANT—Benjamin Electric Manufacturing Co., owner.

SUBJECT—Application February 1, 1954—Panel-Glo and Sky-Glo Panels, Nos. 40650 and 40610 (plastic light diffusers), approval of.

APPEARANCES—

For Applicant: Eric Church.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 84-54-SM

Subject: Panel-Glo and Sky-Glo Panels Nos. 40650 and 40610 (plastic light diffusers), approval of.

Eric H. Church for Benjamin Electric Mfg. Co., filed February 1, 1954 an application with the Board of Standards and Appeals for approval of the Panel-Glo and Sky-Glo Panels Nos. 40650 and 40610 (Plastic light diffusers) under the provisions of the C26-461.1 Administrative Building Code.

Purpose

The ceiling is to be used as a light diffuser and also to give acoustical treatment.

Description

The system consists of either corrugated translucent plastic sheets or translucent plastic louvers supported on metal members which are themselves suspended from the ceiling, floor or roof above. Acoustical baffles, when used, are suspended and are carried by the metal carrying members.

The main supporting channels are of twenty gauge steel, having a "V" shaped cross-section, and along the length of this channel are three sets, of two each, recesses to take lugs molded into the plastic. These channels have two 8-32 threaded holes at each end.

Channel couplings are either "T", "L", or "X" shaped for three way right angle or four way attachment. The couplings are also of twenty gauge steel.

The suspension system consists of a 5 inch strap, continuously threaded 10-24 threaded steel suspension rod, square lock nut and cap nut. For suspension from hollow construction an assembly consisting of $\frac{1}{8}$ toggle head, a continuously 10-24 threaded steel rod, washer lock nuts and cap nut are used.

The acoustical baffle, projecting below the ceiling is "U" shaped made of 20 gauge metal and is 6" deep. The acoustical media used is Fiberglas.

The corrugated panels weigh approximately 0.9 lbs. The corrugations are $\frac{5}{8}$ " high and are spaced 2" on center. The louvered panels have openings 2" x 2" square and are 2" deep, the average weight of the panel is 1.8 per panel.

In installation the carrying members are supported from the floor, roof or ceiling by either suspension system herein described so as to form a grid of 3'-0" square across the room. The panels are then placed on the grid, resting on a $\frac{3}{4}$ inch bearing surface of each leg of the supporting member.

Inspection and Test

The system was inspected and tested at 435 West 19th St., New York, in the presence of Asst. Engr. J. A. Darts, Committee on Test and E. H. Church representing the applicant.

Load tests were conducted on the plastic itself in a downward and upward direction; on the main carrying member without the acoustical baffle both upward and downward. The plastic material itself was tested in accordance with the requirements of C26-461.1 Administrative Building Code and also tested by the Underwriters Laboratory for the toxicity of the gas generated when the material is subjected to flame.

Results of the test were as follows:

- Plastic downward—5½ lbs. per sq. ft. without deflection of the plastic.
- Plastic upward 5½ lbs. per sq. ft. without forcing plastic from track.
- Track downward 5½ lb. per sq. ft. deflection of track— $\frac{1}{8}$ ".
- Track upward 5½ lbs. per sq. ft. no deflection.

The material, when subjected to flame, generates no toxic gases. The complete report of the Underwriters Laboratory covering the toxicity of the gases and the report of Better Fabrics Laboratory covering the flammability are on file with and are part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the

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approval of the Panel Glo and Sky-Glo Panels, Nos. 40650 and 40610 (Plastic Light Diffusers) for installation in New York City when constructed of materials as herein described and installed in accordance with the requirements of C26-461.1 Administrative Building Code on condition that the carrying members shall be carried on the suspension system herein described, secured to the ceiling floor or roof construction above; that wire shall not be used in the suspension system; and further that Panel Glo and Sky-Glo Panels Nos. 40650 and 40610 (Plastic Light Diffusers) shall not be installed in sprinklered locations and all plans filed with the Department of Housing and Buildings showing the proposed use of this system shall be marked or stamped, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 84-54-SM" and that the containers or cartons in which this material is marketed shall be similarly marked. It is further recommended that the use of this ceiling in class I and II construction be limited to an area to be covered not exceeding 10,000 sq. ft. in area and only when such space is separated from the remainder of the floor area by an approved wall, fire wall, fire partitions or fireproof partitions. In class III construction the area shall be limited in accordance with the requirements of the Administrative Building Code.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

92-54-SA

APPLICANT—The Spee-Flo Manufacturing Corp., owner.
SUBJECT—Application February 2, 1954—The Spee-Flo Pressurematic (paint heater) Models 300-A, 300-B, 600-A, 300-A-PA, 300-A-PE, 600-A-PA, 600-A-PE, 300-AR, 600-AR, approval of.

APPEARANCES—

For Applicant: Thomas J. Cannon, Jr.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 92-54-SA

Subject: Spee-Flo Pressurematic Models 300-A, 300-B, 600-A, 300-A-PA, 300-A-PE, 600-A-PE, 300-AR and 600-AR (Paint Preheater) Approval of.

Spee-Flo Mfg. Corp., for Gustave S. Levey Mfg.-owner filed February 2, 1954 an application with the Board of Standards and Appeals for approval of the appliance known as Spee-Flo Pressurematic Models 300-A, 300-B, 600-A, 300-A-PA, 300-A-PE, 600-A-PA, 600-A-PE, 300-AR and 600-AR (paint preheater) under the provisions of the Paint Spraying Rules of the Board.

Purpose

The appliance is intended to reheat paint being fed to paint-spray guns.

Description

The Spee-Flo heater consists of four basic parts, namely the heat exchanger cover plate, the all heat exchanger scroll, the electrical housing (with cast in heating element, thermostat control, and fuse) and electrical housing cover plate.

This simple explosion-proof heater consists of two sections, namely; the electrical housing section and the fluid section. The paint material is delivered to the heat exchanger cover plate inlet under standard pressure tank fluid pressures of 5 to 50 pounds, thence around the heat exchanger scroll and out of the outlet heat exchanger cover plate port.

The paint is heated in its travel through the heat exchanger scroll by the proximity of the scroll and heat exchanger plate to the electrical housing, which is an enclosed explosion-proof chamber maintained at an approximate metal temperature of 195 to 205°F. During actual painting, the metal temperature reduces to the temperature of the paint, which depends, therefore, on its rate of flow, normally between 155 to 175°F. In event of thermostat failure, the Bussman copper leaf spring fuse melts out at approximately 280°F external metal temperature. The heater is the basic 300-A Pressurematic unit. It is designed to operate on 110 or 220 volts, being provided with the Fenwal 30,000-19 thermostat and the Thermel cast in 1000 watt, 115 volt heating element. For 220 volts operations, a Stevens snap-action thermostat is employed and a 2000 watt heating element of the same manufacture is used.

The model 300-B is the same basic unit, except that an explosion proof portable connector, such as is manufactured by the Crouse-Hinds Company and known as an EBY connector, is employed with the 50 foot 143SJO cord. The unit is housed in a canvas pack which is insulated by foam rubber, and can be carried by the operator with no discomfort or notice of temperature rise.

The 600-A heater consists of two 300-A heaters mounted in a joint bracket and mechanically joined at the explosion-proof dual entrance junction box. These heaters are connected in parallel through their junction box only.

Model 300-A-PA (pump air) and model 300-A-PE (pump electric) employ a small centrifugal pump of non-ferrous metal construction, except for the chrome plated steel shaft only, and is powered by a Gast 2AMFCC-30 air motor, or in the case of the electric model, by a 1/8 horsepower General Electric class 1, group D explosion proof motor. On the models employing the electric motor, additional fuse protector is provided in the dual junction box compartment of the PE models.

Models 600-A-PA and 600-A-PE are of the exact description referred to above, except that they have tandem heating units. Models 300-AR and 600-AR, employ the same basic single and dual heating units, but are herewith provided with a Viking model EF rotary gear pump, powered by the same Gast 2AMFCC-30 air motor.

Inspection and Test

This appliance was inspected and tested at Port Newark, New Jersey, by Asst. Engr. J. A. Darts, Committee on Test. The appliance functioned as designed. The appliance has been approved by the Underwriters Laboratory under Electrical 23866. Application Number 52C3768.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Spee-Flo Pressurematic Models 300-A, 300-B, 600-A, 300-A-PA, 300-A-PE, 600-A-PA, 300-AR and 600-AR for use in New York City when constructed as herein described and operated in accordance with the Paint Spraying Rules of the Board on condition that the appliance bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 92-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

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176-54-SA

APPLICANT—S. T. Johnson Co., owner.

SUBJECT—Application February 11, 1954—S. T. Johnson Co., Oil Burner, Model 53, approval of.

APPEARANCES—

For Applicant: Robert P. Johnston.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 176-54-SA

Subject: S. T. Johnson Co., Oil Burner, Model 53, approval of.

S. T. Johnson Co., Bridgeport, Penn. filed February 11, 1954 an application with the Board of Standards and Appeals for approval of the S. T. Johnson Co., Oil Burner, Model 53 under the provisions of the Oil Burner Rules of the Board.

Purpose

The appliance is a fuel oil burner.

Description

The oil burner is of the direct motor driven horizontal rotary cup type, equipped with electric motor and slip fill rotor directly connected to solid one piece main shaft supported by sealed anti-friction ball bearings. The burner primary pump is of the slow speed spur gear type. The metering pump is mounted on the burner and the pump is equipped with lever and quadrant with adjustable stops for limiting the travel of control lever to the firing range desired. The burner is also equipped with ignition gas valve, ignition transformer. The burner is equipped with a latch for locking in firing position, with a built in switch wired into the burner control circuit in such a manner that the burner will not operate, unless locked firmly in the firing position. The burner also has a 3-way magnetic oil valve connected to the oil reservoir for circulating the oil from the metering pump through the electric oil preheater to the oil reservoir until the magnetic valve is actuated by the main burner control diverting the oil flow through a surge arresting device connected directly to the oil feed tube to the burner atomized.

Controls are as follows: Room thermostat, master control, combustion safety, ignition transformer, ignition gas valve, magnetic oil valve, and boiler safety limit control.

Inspection and Test

The appliance was tested at 505 West End Avenue, New York, by Asst. Engr. J. A. Darts, Committee on Test. Present at the test were Murray Lieblich and Robert P. Johnston representing the applicant. The burner operated as designed and the CO₂ content of the flue gases was found to be 10½%. The burner has been approved by the Underwriters Laboratory under File MP 218.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the approval of the S. T. Johnson Co. Oil burner, Model 53 for domestic and commercial installation when constructed as herein described and installed in accordance with the requirements of the Oil Burner Rules of the Board and Article 12 Chapter 26 Administrative Building Code on condition that each burner bears a label permanently affixed reading,

"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 176-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

314-54-SM

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application April 19, 1954—Gold Bond Corrugated Asbestone Roofing and Siding and Accessories, approval of.

APPEARANCES—

For Applicant: E. Duffy.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 314-54-SM

Subject: Gold Bond Corrugated Asbestone Roofing and Siding and Accessories, approval of.

Sheldon H. Cady for National Gypsum Co., Buffalo, New York, filed an application with the Board of Standards and Appeals for approval of the material known as Gold Bond Corrugated Asbestone, Roofing and Siding and Accessories under the provisions of C26-88.0, C26-242, and C26-243.0 Administrative Building Code.

Purpose

The material is to be used as an incombustible covering on Class 4 construction and as siding on Class 5 construction.

Description

The material Asbestone is manufactured in two types, Standard and Economy. The standard weight is 4.0 lbs. per sq. ft.; is 3'0" wide, pitch is 4.2" center to center and is ⅜" at crest and vales and ⅛" at flanks. The economy is 2.5 lbs. per sq. ft.; is 3'6" wide, pitch is 4.2" center to center and is ¼" at crest and vales.

The material is manufactured by what is called the wet process. Asbestos fibers, cement and water are mixed and blended. This slurry then passes to a machine where the cement fiber and small amount of water are picked up on a revolving wire screen cylinder and transferred to an endless nylon blanket. These accumulated of cement and fiber are built layer upon layer on the steel roll until the desired thickness is reached.

The flat wet sheets are passed from the accumulator roll to an assembly of raised rollers for corrugation and then onto a corrugated metal form. The mass is then placed under a 5,000 ton hydraulic press where the sheet is pressed to obtain strength, uniformity of contour and density. The sheets are then stored for curing.

The accessories consist of faster assemblies, closure strips, corner roll, ridge roll, turn, blades and compounds.

Inspection and Test

The material was tested at the plant of the applicant at Buffalo, New York, in the presence of Asst. Engr. J. A. Darts, Committee on Test. R. G. Buerger; S. H. Cady and R. H. Slowinski representing the applicant and F. S. Wehner of Pittsburgh Testing Laboratory.

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A panel of the $\frac{3}{4}$ " asbestone was tested to withstand an assumed wind pressure of 30 lbs. per sq. ft. The test was so arranged as to pull the panel off the girths as C26-349.0 states "Parts of structures—to resist wind pressure from any direction."

The asbestone was attached to the under side of the test frame with fasteners, spaced 16" on centers. The unsupported area under load was 3'-6" x 4'-7" or 16.04 sq. ft. Total load = 899 lbs. — Load in lbs. per sq. ft. = $899 \div 16.04 = 56$ lbs. per sq. ft.

The material may also be rated as incombustible as having met the requirements of C26-88.0 Administrative Building Code.

The complete report of the Pittsburgh Testing Laboratory is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Gold Bond Asbestone Roofing and Siding as an incombustible material under the provisions of C26-88.0 Administrative Building Code for the following uses:

As a siding on metal buildings as provided under C26-243.0 on condition that the 10'-0" x 3'-6" x $\frac{3}{4}$ " and the 12'-0" x 3'-6" x $\frac{3}{8}$ " panels be fastened to girths spaced at a maximum 5'-0" on centers by means of clips spaced at a maximum of 1'-6" on centers.

As an incombustible covering on wood frame structures as provided in C26-242.0 Administrative Building Code.

As a roof covering as provided under C26-605.0 through C26-608.0 Administrative Building Code.

It is further recommended that each bundle or container in which this material is marketed be marked, stamped or labeled as follows, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 314-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

450-54-SM

APPLICANT—D. I. Brass Turning Works, Inc., owner.
SUBJECT—Application May 27, 1954—Di-Flex (gas connector), Model DIF-21032, approval of.

APPEARANCES—

For Applicant: Frank J. Gottilly.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 450-54-SM

SUBJECT: Di-Flex, Model DIF-21032 (gas connector), approval of.

D. I. Brass Turning Works, Inc., New York, filed May 27, 1954 and application with the Board of Standards and Appeals for approval of the material known as Di-Flex, Model DIF-21032 (gas connector) under the provisions of C26-1327.0 Administrative Building Code.

Purpose

The device is a flexible gas connector.

Description

The connector is made of seamless brass tubing having an O.D. of 0.86 and a wall thickness of 0.012.

In the manufacture of the connector the tubing is put on a machine and is corrugated at the rate of $4\frac{1}{2}$ helical corrugations per inch. After corrugating the tube is annealed and the couplings are then soldered to each end.

Inspection and Test

The plant of the applicant at 53 Greene Street, New York, was inspected by Asst. Engr. J. A. Darts, Committee on Test. Test samples were selected at random.

The connector was subjected to hydrostatic tests. The connector was then kinked and subjected to the same test. There was no leakage at any time during the three tests.

The connector has been approved by the American Gas Association under L-16.001.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the Di-Flex, Model DIF-21032 (gas connector) for voluntary use in New York City under the provisions of C26-1327.0 Administrative Building Code when manufactured as herein described on condition that the connector be stamped, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 450-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

900-50-SM—Vol. II

APPLICANT—Asbestospray Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II re Asbestospray (acoustical and thermal insulation fire retardant of steel floors and beams) previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report as to additional types of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

735-48-SA

APPLICANT—Lee B. Mettler Co., owner.

SUBJECT—Mettler Entrained Combustion Gas Burners and Fan-Air Mechanical Draft, Automatic Gas Burners, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

375-50-SM

APPLICANT—Paul W. Gleason, for Formigli Brothers, Inc., owner-manufacturer.

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SUBJECT—F and A Floor System (concrete floor and roof system), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

433-50-SM

APPLICANT—Owens-Illinois Glass Company, Kaylo Division, owner-manufacturer.

SUBJECT—Kaylo Laminated Panel (partitions), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

434-50-SM

APPLICANT—Owens-Illinois Glass Company, Kaylo Division, owner-manufacturer.

SUBJECT—Kaylo Laminated Panel (non load bearing walls), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

478-50-SM

APPLICANT—Nopyron Corporation, owner-manufacturer.

SUBJECT—X-Pyron (Fire-Retardant Paint) clear and pigmented, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

396-47-A—Vol. II

APPLICANT—Sidney Daub, for Manhattanville Neighborhood Center, Inc., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—514 West 126th street, south side, 161 ft. 10 in. west of Amsterdam avenue, Block 1982, Lot 336, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 21, 1954, on amendment to Alt. Applic. 676/47, reads:

"1. New front fire escape and elimination of the egress from the rear fire escape is contrary to the Board of Standards and Appeals resolution 396-47-A.

Board approved existing exits and any change in these exits should be acted on by the Board."

and

WHEREAS, the applicant states the building is 5 stories, 72 ft. in height, 49.6 ft. by 100 ft. in area at 1st floor, 49.6 ft. by 70 ft. in area at typical floor, of fireproof construction, erected in 1902 on a lot 49.6 ft. front by 100 ft. in depth in an unrestricted use, B area, Class 1½ height district; used and occupied since 1947: cellar—gymnasium, shop and locker room, 145 persons; 1st floor—lounge and clubrooms, 65 persons; 2nd floor—club rooms, 95 persons; 3rd floor—club and play rooms, 70 persons; 4th floor—lounge and art rooms, 50 persons; 4th floor—lounge and art room, 50 persons; game room, club room and office, 60 persons; 5th floor—offices, 40 persons, for which no certificate of occupancy has been issued. No change in use or occupancy is now proposed. The building is equipped with a one-source sprinkler system throughout and two interior stairs, the main stair is 46 in. wide and the secondary stair, 45 in. wide. Stairs are steel with cement treads, enclosed in partitions of brick and terra cotta block plastered, equipped with fireproof, self-closing doors, leading from public hall and thence to street; one stair leads to roof. In addition there is a fire escape at the rear, extending to roof by stair with egress from lower termination to 1st floor through public hall and thence to street; and

WHEREAS, Violation #5425 of 1951 was issued by the Borough Superintendent November 23, 1953, in that the fire escape at rear was not provided with a safe termination contrary to law and contrary to Alt. Applic. 676/47, due to the fact that the drop ladder from roof of gymnasium to rear yard had been eliminated because of the erection of an adjacent building; and

WHEREAS, the applicant states under Vol. I of this appeal the Board granted a variation from a decision of the Borough Superintendent on exit facilities which include the acceptance of the existing rear fire escapes with egress from lower termination by drop ladder to the adjacent westerly yard; that this drop ladder and egress has been eliminated due to the adjacent building to the west having been extended to the full depth of the yard space; and

WHEREAS, the applicant states it is now proposed to replace the rear fire escape with a new fire escape at the front of the building; that the new fire escape will have 4 ft. wide balconies at the 2nd, 3rd, 4th and 5th floors with 24 in. wide 45° connecting stairs and will be provided with a 45° counterbalanced stairway from the 2nd story balcony to the street grade; that the outside of stairways and balcony will have 5 ft. high railings; that the balconies will be placed at floor level and 2 ft. wide fireproof self-closing wire glass doors and automatic fireproof wire glass windows on course of the fire escapes; and

WHEREAS, the applicant requests that in view of the fact all of the conditions previously accepted by the Board will be complied with, it is requested the fire escapes at front be accepted in lieu of the rear fire escapes; and

WHEREAS, on June 3, 1947, under Vol. I of this appeal, the Board modified objections 1, 2 and 3 issued by the Borough Superintendent, April 11, 1947, on Alt. App. 676/47, relating to exits, occupancy and the provision of public halls leading to exits, on condition that there be installed throughout the building a one-source sprinkler system complying with requirements therefor; and

WHEREAS, on December 16, 1947, the Board amended the resolution adopted June 3, 1947, as to the water pressure at the top line of sprinklers, on condition that the top floor remain vacant and such portable fire-fighting appliances be maintained on the top floor as the Fire Commissioner shall direct; and

WHEREAS, on April 20, 1948, the Board further amended the resolution of June 3, 1947, as amended December 16, 1947, so that in the event the one-source sprinkler system is installed, including the booster pump, the requirement for

MINUTES

connection to a central station may be omitted, on condition that in all other respects the requirements of the resolution be complied with; and

WHEREAS, this appeal was reopened May 25, 1954, by vote of the Board, to consider Objection 1 issued by the Borough Superintendent April 21, 1954, as cited above.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 3, 1947 by adding thereto:

"* * * that in the event the owner desires to provide a second means of exit, consisting of a front fire escape as now proposed and as indicated on plans filed with this request for amendment marked 'Received April 27, 1954,' (7 sheets), and to omit the rear fire escape, previously permitted to remain, that such rear fire escape may be removed and a new fire escape on the front constructed and maintained in accordance with the requirements therefor, on condition that in all other respects the resolution above cited, where not inconsistent with this amended resolution, shall be complied with; that a certificate of occupancy shall be obtained."

521-48-A—Vol. III

APPLICANT—Herbert Kingsburgh, for Rose Nier, owner.

SUBJECT—Application for consideration—reopening and amend as to omission of sprinkler system required by resolution adopted October 6, 1953—sprinkler was proposed by applicant—re Appeal decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—415 Clinton avenue, east side, 237.6 ft. south of Greene avenue, Block 1961, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sigmund D. Gilbert.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. Sweeney, Dep't of Hospitals.

ACTION OF BOARD—Request for amendment denied.

THE VOTE TO REOPEN—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on October 6, 1953, on certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution to omit sprinkler system; and

WHEREAS, the Board deemed that there was no basis for omitting the sprinkler system throughout the building in which the representative of the Department of Hospitals concurred.

Resolved, that the request to reopen be and hereby is denied.

690-50-A—Vol. II

APPLICANT—Degenhardt, Miller and Lindberg, for Borden's Farm Products, Division of The Borden Company, owner.

SUBJECT—Application reopened May 18, 1954 as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—35-18 Steinway street and 35-02 35th avenue, southwest corner and 35-01 38th street, 3rd floor, Block 668, Lot 9, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Eugene Miller and George H. Metzler.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated March 17, 1954, reads:

"Please be advised that the proposal in your sketch must be denied (Your letter of Feb. 11, 1954), for the reason that C1998.0b prohibits the direct means of refrigeration with an irritant gas (ammonia) from one floor to the other in a commercial building.

Since the Board of Standards and Appeals under Cal. 690-50-SA has already granted relief for this occupancy in a similar installation, it is suggested that the case be reopened to include the new proposal."

and

WHEREAS, the applicant states that the building is 1, 2, 3 and 4 stories, 59 ft. in height; 240 ft. 10½ in. by 185 ft. 11½ in. in area, of part fireproof and part frame construction, erected 1910, located on a lot 407 ft. 10½ in. front by 185 ft. 11½ in. in depth, in an unrestricted use, B area, class 1½ height district, and used and occupied since 1910: cellar, engine room, boiler room and shop, 4 persons; 1st floor, milk bottling and garage, 40 persons; 2nd floor, milk pasteurizing, garage and office, 25 persons; 3rd floor, storage of paper containers, 2 persons; 4th floor, storage of soap powders, etc., 2 persons; no change in use or occupancy is now proposed except for the 3rd floor which will be used as a chill room in addition to the storage of paper containers; that the building is provided with an approved standpipe system, five 3 ft. 8 in. wide interior fireproof stairs, from roof bulkhead to street and one fire escape on the rear extending to roof by stair and to street by stair; window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, Certificate of Occupancy #Q78765, issued January 10, 1952, upon completion of work under Alt. Applic. 452/48, permits the following use and occupancy of No. 35-18 Steinway street, southwest corner of 35th avenue: cellar, boiler room, 4 persons; 1st floor, filling and distribution, 40 persons; 2nd floor, pasteurizing and milk storage tanks, 7 persons; 3rd floor, cheese room, 6 persons; 4th floor, storage of dairy supplies, 1 person; and

WHEREAS, the applicant states that it is now proposed to extend the present direct expansion ammonia system into a new location on the 3rd floor of this plant; and

WHEREAS, the applicant contends that it is necessary to provide additional low temperature cold storage facilities for the storage of cream on the 3rd floor; that the location of the room on the 3rd floor is necessary because of the proximity to the elevator and other process areas; that because the present refrigeration system in the plant is a direct ammonia expansion system and no other kind of refrigerant is available in the building, it is desirable to extend this system on the 3rd floor as proposed; that the 3rd floor is provided with adequate exits; that while the building in question, Building B, in which the proposed cold room will be installed, is of class 3 construction, it is equipped with a voluntary sprinkler system and the floors are treated with Minalite surface and the ceilings are fire retarded; that the operation of the proposed cooling unit will be under the supervision of a chief engineer and three operating engineers, all holding certificates of qualification; that the proposed cold room is directly above the existing cold room below where no long run of refrigerating lines will be necessary; that the nature of the proposed occupancy will not be hazardous; that there are very few employees on the floor; that it would be a hardship to be required to provide the low temperature cooling necessary with any other medium in view of the conditions existing at the plant and it is therefore requested that the Board grant favorable consideration to this appeal; and

WHEREAS, the Board on April 17, 1951, modified objection 6, issued by the Fire Commissioner, June 10, 1953, as part of Order No. 25531-LC, on condition that the refrigerating plant be not further extended beyond that shown on plan marked "Received May 26, 1951," and that the system be maintained to the satisfaction of the Fire Commissioner and that those in charge of the system shall be qualified engineers or persons holding a certificate of qualification; and

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WHEREAS, this appeal was reopened by a vote of the Board May 18, 1954, to consider the proposed extension of the system referred to in the decision of the Fire Commissioner dated March 17, 1954, cited above.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 17, 1951, by adding thereto:

"* * * that the refrigerating system may be extended as proposed and as indicated on plans filed with this appeal marked 'Received April 14, 1954' (7 sheets), *on condition* that the system shall be maintained to the satisfaction of the Fire Commissioner and all requirements of the resolution above cited where not inconsistent with this *amended* resolution shall be complied with."

154-52-A—Vol. II

APPLICANT—Samuel Rosenblum, for Jamco Realty Co., owner (J. A. Melnick Co. Inc., lessee).

SUBJECT—Application reopened July 7, 1954 as Vol. II—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—129 51st street, north side, 206 ft. 8 in. west of 2nd avenue and 138-164 50th street, Block 788, Lot 25, Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 17, 1954 on Alt. Applic. 2253/54, reads:

"1. Exit facilities from 2nd floor to comply with sect. 270 of Labor Law.

2. Opening of mezzanine (which is over 2500 sq. ft. and constitutes a floor) and other openings between floors are contrary to sect. 270 of Labor Law.

Note: for prior consideration of these premises, refer to Cal. No. 154-52-A of B.S. & A."

and

WHEREAS, the applicant states that the premises consist of a plot, 260 ft. front on 51st street and 193 ft. 4 in. on 50th street, on which there is located a one and two story building, 46 ft. 3 in. in height, 260 ft. by 200 ft. 4 in. in area, irregular, of class 3 and class 4 construction, erected 1919, located in an unrestricted use, A area, class 2 height district and used and occupied since 1936; cellar—boiler room; 1st floor—storage warehouse, 20 persons; glazing shop and sash assembly, 16 persons, and office, 12 persons; 2nd floor—storage, 1 person; 2nd floor—office, 6 persons; and

WHEREAS, on March 25, 1952 under Cal. No. 154-52-A, Vol. I, the Board modified objections 11 and 14 issued by the Borough Superintendent February 13, 1952 on Alt. Applic. 3468/51, on condition that the building be reduced in area as then proposed and the exterior walls be constructed as proposed and as indicated on plans filed with such appeal, and granted a variation of the requirements of the labor law as cited in objections 12, 13 and 15 of such decision of the Borough Superintendent, on condition that the existing exits be retained, that the sprinkler system be maintained in accordance with requirements therefor with a connection to fire headquarters through an approved central station; that such portable fire-fighting appliances be installed as the Fire Commissioner shall direct and that all rubbish be removed from the premises daily; and

WHEREAS, the applicant states that work has been completed under the plans approved subject to the resolution of the Board and upon the completion of the work Certificate of Occupancy #134377 was issued; and

WHEREAS, the applicant states that it is now proposed to extend the present storage space on the 2nd floor and to

form a new office there; that in addition, it is proposed to construct two new fireproof stairs from the 2nd floor direct to 51st street; and

WHEREAS, the applicant states that the present work space on the first floor is to be extended in area without increase in the number of occupants; that a new 8 in. cinder concrete block wall will be constructed on the 1st floor to extend 3 ft. above the 2nd floor level and around its perimeter; that the envelope of the existing structure will not be changed; that the present sprinkler system will be altered to comply with all legal requirements; and

WHEREAS, the applicant contends that the 2nd floor (mezzanine) is now in excess of 2500 sq. ft. in area and it is proposed to add approximately 5600 sq. ft. of floor area for additional storage space without any increase in occupancy; that two new fireproof enclosed stairways exiting directly to 51st street will be installed; that the present openings between floors are to be continued, insofar as they consist of a mezzanine style 2nd floor so as to permit easy handling of bulky products loaded and unloaded on to freight cars which enter the structure on the depressed tracks of the railroad sliding; that other openings consist of the present wood stair to the 2nd floor and vent ducts from the water closets on the 1st floor; and

WHEREAS, the premises was inspected by a Committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 25, 1952, so as to permit the reduction in the size of the mezzanine floor, so that as *amended* this portion of the resolution shall read:

"that in the event the owner desires to construct a mezzanine of area as proposed and as shown on plans marked 'Received September 14, 1954' (2 sheets) and as previously shown on plans marked 'Received June 23, 1954' (4 sheets), such mezzanine or floor may be constructed with exits provided as shown thereon, and as passed on by the Borough Superintendent, under Alt. App. 2253/54, Objections 1 and 2, *on condition* that in all other respects, where not inconsistent with the requirements of this resolution, the resolution above cited shall be complied with, that this action amends the resolution as adopted under Volume I on March 25, 1952."

801-53-A

APPLICANT—Charles M. Spindler, for Beard's Erie Basin, Inc., owner (Kwik Cleaners, lessee).

SUBJECT—Application November 5, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—2 Beard street and 102 Otsego street, northwest corner, Block 606, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, Order #45126 LC issued by the Fire Commissioner October 16, 1952, and repeated in his decision of October 26, 1953, reads as follows:

"5. Provide that all equipment be labeled with the approval number issued for such use by the Board of Standards and Appeals. C19-11.0 Adm. Code."

and

WHEREAS, the applicant states the building is 1 story, 9 ft. 6 in. average in height, 54 ft. front irregular by 100 ft. irregular in depth, Class 3 construction, erected in 1942 on a lot 401 ft. 1 1/4 in. front by 216 ft. 2 in. in depth in an unrestricted use, A area, Class 2 height district; used and occupied since 1952 as a dry cleaning plant, 15 persons, for which no certificate of occupancy has been issued; and

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WHEREAS, the applicant states that approved labels are on all dry cleaning machinery in use on the premises with the exception of one extractor manufactured by the American Laundry Co.; that the owner has made a number of attempts to arrange for the labeling of this extractor but the American Laundry Co. has no facilities for providing this service; that the extractor, however, is same as those later approved by the Board under Cal. No. 84-50-SA; and

WHEREAS, the applicant states that the dry cleaning machinery used was actually approved by the Board for use with Stoddard solvent for 105° flash but as used now is 140° flash solvent; and

WHEREAS, the applicant states the premises were approved by the Borough Superintendent under Alt. Applic. 3600/51 for use as a dry cleaning plant; that the machinery actually installed was purchased second hand and bears labels indicating its approval by the Board; that all of the machinery has now been labeled with the exception of the American Laundry extractor in question; and

WHEREAS, the applicant contends that since the machinery in question is of a type approved for use with more combustible solvent than actually in use and should be satisfactory with the less hazardous fluid; that the Fire Department does not raise any question as to the safety of the installation; and

WHEREAS, the applicant has filed with this appeal a copy of a decision dated March 25, 1954, by the Borough Superintendent, based on Alteration Applic. 3600/51, which reads as follows:

"1. Proposal to install dry cleaning equipment (originally approved by the Board under Cal. No. 162-49-SA & Cal. No. 84-50-SA), for use of 140 F. solvent is contrary to above dry cleaning approval by the Board."

Resolved, that the order of the Fire Commissioner, acting on Order 45126-LC, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all equipment used shall be as approved by the Board and labelled as required, except that one extractor, which is stated to be the same type as later approved by the Board under Cal. No. 84-50-SA may be continued without label, provided that if this piece of equipment is discontinued the extractor to take its place shall be of an approved and labeled type; that the solvent used shall be 140 deg. F for all machines as proposed.

214-54-A

APPLICANT—Gabriel Nathan, for Arthur Levy, owner.
SUBJECT—Application March 25, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—12 Howard avenue, west side, 40 ft. north of Madison street, Block 1481, Lot 39, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gabriel Nathan and Arthur Levy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1954, on Alt. App. 2843/54, reads:

"1. Provide two legal exits from all floors including cellar as per Section 270 of the Labor Law."

and

WHEREAS, the applicant states the building is 4 stories, 48 ft. in height, 80 ft. by 90 ft. in area at 1st floor, 40 ft. by 90 ft. in area at typical floor, of fireproof construction, erected in 1925 on a lot 80 ft. front by 100 ft. in depth, in a business use, C area, Class 1 height district; used and occupied since 1925: Cellar—ordinary use and storage, 0 persons; 1st floor—

stores, 14 persons; 2nd floor—store and storage, 0 persons; 3d and 4th floors—storage, 0 persons, for which Certificate of Occupancy #123885 was issued June 29, 1949, upon completion of work under N. B. App. 11036/25. The building is now proposed to be used and occupied as follows: Cellar—pool parlor, 65 persons; 1st floor—stores, 14 persons; 2nd, 3rd and 4th floors—factory—30 persons per floor (type of manufacturing not stated). The building is provided with one interior 3 ft. 8 in. wide iron stairs, equipped with cement treads, masonry enclosed, equipped with fireproof, self-closing doors and leading from roof bulkhead direct to street and one fire escape at rear of building extending to street by stairs with egress from lowest termination through side yard direct to street; window and door openings on course thereof are fireproof, self-closing; and

WHEREAS, Violation #3556/51 was issued by the Borough Superintendent October 8, 1951, as to a defective freight elevator and Unsafe Bldg. Violation #62/52 was issued July 3, 1952, as a result of fire damage; and Violation #5153/52 issued against freight elevator #3433 due to fire damage; and

WHEREAS, the applicant states the premises consist of a plot 80 ft. front on Howard avenue and 100 ft. in depth with a 16 ft. by 40 ft. alley extending to Madison street; that the plot is improved with a fireproof building 40 ft. by 90 ft. in area and an adjoining building 40 ft. by 95 ft. which has been destroyed by fire. It is now proposed to rebuild the destroyed portion with a one-story building. Certificate of Occupancy #123885 applies to the building destroyed by fire; that the 4-story fireproof building was erected in 1925 for use as storage in cellar, stores on the 1st and 2nd floors and furniture storage on 3d and 4th floors; that it is now proposed to change the structure to a factory with billiard parlor in cellar, store on the 1st floor and factory on the 2nd, 3rd and 4th floors; and

WHEREAS, the applicant contends that all floors including the cellar are served by an iron stairway with cement treads, 3 ft. 8 in. wide, enclosed in 12 in. masonry walls equipped with fireproof self-closing doors; this stairway leads to street; the second means of egress for the upper floors is at the rear and consists of an open iron stairway 3 ft. 6 in. in clear width with a 3 ft. 8 in. fireproof self-closing door at each floor; that this stairway leads from 4th floor to grade and thence to the street by a side yard; that the 1st floor and cellar also have direct access to this side yard; that the exit facilities provide safe egress from all areas, considering the low occupancy of the building and the fact it is entirely fireproof and it would be an undue hardship to require the owner to comply strictly with Sec. 270 of the Labor Law; and

WHEREAS, the applicant states that a parcel of property west of the premises involved in this appeal and extending from Madison street through to Monroe street, known as lot 30 is owned by the same owner as the subject site, and it is proposed that the outer court of this adjoining parcel be used as a means of egress from the rear exterior stairs, as indicated on revised plot plan filed with this appeal, marked "Received June 29, 1954."

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 2843/54, Obj. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the means of exit for the several floors in the building shall be as indicated on plans filed with this appeal marked "Received May 5, 1954" (7 sheets), and revised plan marked "Received June 29, 1954" (1 sheet); that the clear passageway formerly used in connection with the theatre on lot No. 30, as proposed to be maintained as an exit to Madison street from the premises in question shall be maintained free of any impediment; that the other exits as shown shall be maintained; that the occupancy of the cellar and upper floors shall not exceed that permitted for the interior stairway; that the cellar use as a billiard parlor shall not exceed 65 persons as proposed; that exits therefrom consisting of the main stairway, second stair to street and rear stairway on the passage through to Madison street shall be maintained; that the building in all other respects shall comply with all laws, rules and regulations applicable thereto and shall not be increased in height or area.

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492-54-A

APPLICANT—Cole and Liebmann, for Broadway and Forty-First Street Corp., owner.

SUBJECT—Application June 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES—1441-1445 Broadway, southwest corner of West 41st street and 569-579 7th avenue, Block 993, Lot 55, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph V. McKee, G. Lazerus and Fred L. Liebmann.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated August 23, 1954 on amendment to Alt. Applic. 211/54, reads:

"1. Two—3'-8" enclosed stairways leading from sub-cellar through fireproof passageways to street are required under #270, Labor Law."

and

WHEREAS, the applicant states that the building is 33 stories, 387 ft. 6 in. in height, 92 ft. ½ in. by 157 ft. 10⅜ in. in area, of fireproof construction, erected 1929, located in a retail-1 use, B area, class 2 height district, and used and occupied since 1929; sub-cellar, boiler room and pump room—1 person; cellar—restaurant and storage, 340 persons; 1st floor—stores, 100 persons; 2nd floor and mezzanine—bank, offices and showrooms, 100 persons; 3rd to 33rd story—offices, showrooms and factory—100 persons on each floor, not more than 25 percent of floor area of building to be used for manufacturing, for which Certificate of Occupancy #16277 was issued April 9, 1930 upon completion of work under N. B. Applic 28/29; that the building is provided with an approved standpipe system, an approved one-source sprinkler system throughout and an approved interior fire alarm system; that there is one 3 ft. 8 in. wide interior stairs and one fire tower of steel and concrete pan construction, enclosed in masonry, equipped with hollow self-closing doors and leading from roof bulkhead direct to street; and

WHEREAS, the applicant states that no change has been made in the means of egress from the sub-cellar since the construction of the building; that in 1948 the Legislature amended section 270 of the Labor Law requiring two stairways from the cellar to the street; that the cellar level has three stairways, each of which complies with the Labor Law; that the sub-cellar, which is used by the building engineer only for checking and servicing the boilers and pumps, has one stairway to the cellar 3 ft. 8 in. wide, of incombustible material, in accordance with the requirements in existence at the time of the issuance of the certificate of occupancy; that in addition there is an elevator from the sub-cellar to the freight hall on the street level; that it is proposed to construct an engineer's exit from the sub-cellar to the cellar level; and

WHEREAS, the applicant contends that in order to comply with the Labor Law as amended, the owner would have to remove and reframe a great number of the original steel beams and girders and concrete arches; that in addition, it would have to re-route many large water, steam and sanitary sewer lines which were installed when the building was erected; that due to the extreme floor heights, it would require long runs of stairs and the consequent loss of space which would interfere with the tenant space who have been in the building for many years; that the cellar level, which is occupied by Horn & Hardart, has three stairways to the street complying with section 270 of the Labor Law; that there is one stairway from the sub-cellar to the cellar level 3 ft. 8 in. clear width and an elevator from the sub-cellar to the freight hall on the first floor; that the proposed steel engineer's ladder from the sub-cellar to the cellar level will enable any one

to go directly from the sub-cellar to the cellar level by one of two means and then from the cellar level directly to the street by one of three means; and

WHEREAS, the applicant contends that in view of the nature of the occupancy of the sub-cellar and the general construction of the building, and the fact that the cellar and sub-cellar are fully sprinklered, that strict compliance with the provisions of section 270 of the Labor Law as amended would constitute substantial difficulty and hardship to the owner without any resultant good to the general safety or public welfare.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on amendment to Alt. Applic. 211/54, Obj. 1, and that the decision be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit acceptance of the means of exit from the sub-cellar to street, as proposed and as indicated on plans marked 'Received June 10, 1954' (8 sheets), *on condition* that the sub-cellar shall be occupied only for the servicing equipment of the building as shown and as proposed, and the occupancy of such sub-cellar shall not exceed two persons; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

524-54-A

APPLICANT—T. R. Galloway, for Consolidated Edison Co., of New York, Inc., owner.

SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—135-169 John street, north side, from Gold street to Hudson avenue, Block 12, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Nathan C. Horwitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 21, 1954, on Fuel Oil App. 1121/54 reads:

"1. Refer to the Board of Standards and Appeals for permission to install 11,000,000 gallons of fuel oil above ground (individual tanks 2,750,000 gallons each)—total 11,000,000 gallons. Rule 6.4.1 Bd. of S. & A. Oil Burner Rules.

2. Provide a hydrostatic test for above tanks in accordance with Rule 10.3.2.1."

and

WHEREAS, the applicant states the premises consist of a plot 372 ft. by 165 ft. in area, in an unrestricted use, A area, Class 2 height district, upon which it is proposed to erect four 2,750,000 steel oil storage tanks for storage of No. 6 oil; and

WHEREAS, the applicant states it is proposed to install four steel 2,750,000 gallon capacity oil storage tanks for the storage of No. 6 Bunker C oil to a total capacity of 11,000,000 gallons; that the block upon which it is proposed to install the tanks is adjacent to the owner's electric generating station known as the Hudson Avenue electric station, which occupies three blocks on the east side of Hudson avenue from the East River to Plymouth street; that another part of the plant occupies part of the block on the west side of Gold street from the East River to John street; that the oil to be stored in tanks in question will be for use in the generation of electricity at this plant; and

WHEREAS, the applicant states the proposed tanks will be rectangular, constructed of steel plates with steel bracing, enclosed by reinforced concrete walls; that each tank will be separated from the adjacent tank by a concrete wall 2 ft. thick and outside walls and bottom slab will be 1 ft. 6 in.

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thick; the enclosure dyke walls will be carried to a height of 4 ft. 6 in. above the top of the tanks; that the tanks will be set back 10 ft. from the building lines of each of the four streets; that the space between tank and outside walls of the enclosure will be filled with clean sand and the top of tanks covered with sand to a depth of 4 ft. 6 in.; that the maximum distance between top of tanks and grade will be 15 feet; that a standard pipe handrail will be installed on top of the enclosure wall on four sides; that the top of the tanks will be accessible by concrete stairs and tanks will be interconnected; all necessary valves, pumps, preheaters of approved type will be installed; a 12 in. fill line loop will run from the wharf to the tanks and 4' 6" lines will supply oil from tanks to existing burners; an additional 6 in. line will run from fill loop and the tanks to two existing 90,000 gallon tanks; that application will be made to the Board of Estimate for a franchise to permit the installation of pipe across streets where necessary; and

WHEREAS, the applicant states it is proposed to install a steam fire extinguishing system of a type, size and pressure acceptable to the Fire Department; that ample steam is available at all times from the power plant; that the plant will be supervised for safety by trained personnel day and night; that there are two fire alarm boxes on the corners near the proposed tanks as well as a number of fire hydrants on all streets; that some of these hydrants are connected to high pressure mains; and

WHEREAS, the applicant contends that when this application was referred by the Borough Superintendent to the Fire Department, the decision of the Fire Department was according to a resolution of the Board of Hazardous Trades that the proposed installation of 11,000,000 gallons of No. 6 Bunker C oil in the four proposed tanks was acceptable; and that the proposed tanks would be subject to a 15 lb. hydrostatic test; that this ruling of the Fire Department was not accepted by the Borough Superintendent and the objections herein appealed were issued by him; and

WHEREAS, the applicant contends as to Objection 1, that many of the boilers in the plant have been converted from coal to oil burning in recent years, but the storage capacity for oil has been limited; that the present storage consists of two 90,000 gallon and one 6,000 gallon tanks, making a total capacity of 186,000 gallons; that this plant supplies light and power for the entire borough of Brooklyn; that due to the limited storage available, oil barges and tankers are moored to the wharf continuously supplying oil to the tanks; that the efficient operation of the plant is greatly affected when any part of the oil equipment is taken out of service for repairs or curtailed deliveries resulting from weather conditions or strikes; that the amount of oil proposed to be stored is no greater than that stored in bulk storage plants throughout the city; that the construction of the proposed tanks will be similar to tanks installed at the company's other plants; and

WHEREAS, the applicant contends as to Objection 2 issued by the Borough Superintendent that all the tanks previously installed at the company's other plants were subjected to hydrostatic pressure test of 10 lbs. per square inch; that it is proposed to test the tanks in question at 15 lbs. per square inch; that to design for this 15 lbs. per sq. in. test will require plate thickness varying between $\frac{3}{8}$ in. and $\frac{1}{2}$ in. if plate stays were spaced 24" on centers; that to be required to increase the test pressure to 25 lbs. per sq. in. as required by the Oil Burner Rules would require plate thickness to be increased by approximately $\frac{1}{8}$ " and a decrease in stay spacing is not practicable because of clearance required for welding the stiffness in place; that Rule 1.2 of the Oil Burner Rules states that the rules do not apply to gas companies storing oil in the manufacture of illuminating oil for public use; and

WHEREAS, the applicant therefore requests that the Board grant relief from objections 1 and 2, and permit the installation to construct the tanks as proposed with the understanding that all construction will otherwise comply with the requirements of the Code and the Oil Burner Rules of the Board; and

WHEREAS, an additional objection of the borough superintendent, dated September 30, 1954, acting on F. O. Applic. 1121/54, reads:

"3. Temporary sheet piling beyond building line to be driven below curb level so that tops be at least 18" below curb level."

and

WHEREAS, the premises was inspected by a committee of the Board and careful study of the conditions was made and the Committee recommended that the appeal be granted under certain conditions.

Resolved, that the decisions of the Borough Superintendent, dated May 21, 1954 and September 30, 1954, acting on F. O. Applic. 1121/54, objections 1, 2 and 3, be and they hereby are *modified* and that the appeal be and it hereby is *granted*, to permit the construction and the use of oil storage tanks as proposed limited to No. 6 oil, as indicated on plans filed with this application, marked "Received June 17, 1954" (4 sheets), "July 8, 1954" (4 sheets), "July 23, 1954" (1 sheet) and "October 1, 1954" (4 sheets), *on condition* that the tanks shall be installed and properly braced to the satisfaction of the Borough Superintendent and maintained with the fire-fighting equipment as proposed to the satisfaction of the Fire Commissioner; as to objection 2, that the hydrostatic tests on all tanks shall be carried through on the basis of 15 lbs. per square inch; and as to objection 3, that the sheet piling may be left in place beyond the building line, if satisfactory to the Borough President, provided that the sheet piling is placed 18 inches below curb level; that such franchise as may be required for pipe lines crossing streets shall be obtained from the Board of Estimate prior to the issuance of a certificate of occupancy.

671-54-A

APPLICANT—Frederick A. Ketcher, for Bruce Realty Co., owner (Sears-Roebuck and Co., lessee).

SUBJECT—Application July 30, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—2506-2526 Webster avenue, east side, from East Fordham road to Park avenue, 400 East Fordham road and 4758-4781 Park avenue, Block 3033, Lot 12, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, Order #4579-4 issued by the Fire Commissioner July 21, 1954, reads:

"With reference to your application indicated above, it is regretted that this Department is without power to grant such a permit. You shall therefore comply with the following order and notify this Department promptly when such order has been complied with.

"1. Discontinue the storage of ammunition in excess of two hundred small arms cartridges without a permit. C19-38-0a, Administrative Code.

Reason: Section C19-38.0-d, Administrative Code, prohibits the issuance of a permit for any premises which are used as a paint store and where other materials of a highly inflammable nature are stored or kept for sale."

and

WHEREAS, the applicant states the building is six stories, 90.5 feet in height, 228.81 ft. by 168.89 ft. in area at 1st floor, 183.35 ft. by 168.89 ft. in area at typical floor, of fire-proof construction, erected in 1924 in a retail 1 and business use, B area, Class 1 $\frac{1}{4}$ height district, used and occupied since 1952: Cellar—electrical equipment, paints and appliances, 35 persons; 1st floor—sporting goods, hardware and automobile accessories, 60 persons; 2nd floor—sale and display of television and house furnishings, 70 persons; 3rd, 4th, 5th and 6th floors—offices, 24, 19, 31 and 38 persons,

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respectively; and to be used without change except that in the cellar a storage vault will be used for storage of reserve ammunition and on the 1st floor the storage and sale of ammunition will be conducted; and

WHEREAS, Certificate of Occupancy #12513 was issued June 16, 1953, upon completion of work under Alt. Applic. 566/52, as a result of a variance granted by the Board under Cal. No. 800-52-BZ and permitted the following use and occupancy: Cellar—boiler room, warehouse and department store, 200 persons; 1st floor—loading platform, department store, oil changing and selling station, 500 persons; mezzanine—offices and restroom, 35 persons; 2nd floor—department store, 258 persons; 3rd floor—same, 130 persons; 4th, 5th and 6th floors—offices, 125 persons per floor; and

WHEREAS, the applicant states permission is requested to store and sell small arms and ammunition on the premises in excess of 200 small arms cartridges; and

WHEREAS, the applicant states that 100,000 rounds will be maintained on the premises, consisting of 20 cases of small arms cartridges, 22, 25, 300 and 303 caliber, total—60,000 rounds and 80 boxes of shotgun shells 12, 16 and 20 gauge, totalling 40,000 rounds; and

WHEREAS, the applicant contends that Sec. C19-38.0a of the Administrative Code was intended to cover premises used primarily as a paint store and not general retail and merchandise establishments; that all paints stored and sold on premises are stored in sealed metal containers; that all paints are stored and sold at the farthest possible distance from where cartridges are stored and sold; that there are no open flames; that no liquors are sold on premises; that cigars, cigarettes and tobacco are sold only in the lobby of the building; that in the cellar, the oil storage is separated from the small cartridge storage vault by a 19 ft. storage room and two 8 in. brick walls; and on the first floor the oil in cans is more than 60 ft. distant from the cartridge storage; and

WHEREAS, the applicant states that in the cellar the cartridges will be stored in an existing 4' x 6' x 7' fireproof vault, enclosed by 8 in. brick walls with a 6" concrete arch over, with a 1-hour fire door and with a sprinkler head; that on the 1st floor the 5,000 small arms cartridges will be stored and sold within a metal lined cabinet; and

WHEREAS, the applicant contends that the storage and sale of cartridges as proposed is prompted primarily as a service to its customers and purchasers of firearms and that similar permission was granted to it in other stores operated by it; and

WHEREAS, the applicant further states that the building is equipped throughout with a one-source sprinkler system, standpipe and fire alarm systems and fire drills are maintained; and

WHEREAS, the applicant has filed as requested a list of materials which are to be stored on the premises and which are subject to permits by the Fire Department.

Resolved, that Order #4579-4, Objection 1, issued by the Fire Commissioner, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the storage of ammunition in quantities as proposed to be stored as proposed, *on condition* that such storage shall be maintained to the satisfaction of the Fire Commissioner; and that the sprinkler system throughout the building shall be maintained in accordance with the requirements therefor.

374-54-A

APPLICANT—Morris Hannes, for Pentecostal Church of God, Inc., owner.

SUBJECT—Application for consideration—reopening to consider additional objection #6—re Appeal from a decision of the borough superintendent; previously denied.

PREMISES AFFECTED—4320 3rd avenue, west side, 25 ft. 2 in. north of 44th street (1st floor); Block 727, Lot 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider additional objection, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

760-51-A—Vol. II

APPLICANT—Harry Silverman, for The Nansal Corp., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—510 East 72nd street, south side, 198 ft. east of York avenue and 511-513-515 East 71st street, north side, 198 ft. east of York avenue, Block 1483, Lots 9, 10, 11 and 42, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Silverman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice for applicant to consider construction of new stairway which would obviate the necessity for a new fire escape.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

702-53-A

APPLICANT—Ferdinand Savignano, for 176 Grand St. Corp., owner.

SUBJECT—Application September 4, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—176-180 Grand street, north side, 24 ft. 9 in. east of Market place, Block 471, Lot 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Luca.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

909-50-A—Vol. II

APPLICANT—Sidney Daub, for Moe Mandell, owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—446 West 36th street, south side, 200 ft. east of 10th avenue, Block 733, Lot 62, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, 2 P.M. for inspection and decision.

130-52-A—Vol. II

APPLICANT—Hexagon Laboratories, Inc., owner.

SUBJECT—Application reopened April 20, 1954 as Vol. II—re Appeal from an order of the fire commissioner.

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PREMISES AFFECTED—3536 Peartree avenue, north side, 150 ft. east of Boston road, Block 5283, Lot 48, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred Jonas, Jr.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to October 19, 1954, at 2 P.M. at request of applicant's representative; no further requests for adjournment.

393-54-A

APPLICANT—J. T. Kelleher, borough superintendent.

OWNERS OF PREMISES—Thomas J. and Margaret White.

SUBJECT—Application May 18, 1954—re Revocation of Certificate of Occupancy Q87507, issued February 24, 1953, re N. B. 5106-52.

PREMISES AFFECTED—159-29 116th street, east side, 98.63 ft. north of North Conduit avenue, Block 11839, Lot 22, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: George Fuchs, for the Borough Superintendent.

For Owner: Harold Krieger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 19, 1954, at 2 P.M. for owner to file an administrative appeal with the Board. An objection was issued by the borough superintendent, under Alt. Applic. 1675/54, dated September 22, 1954, so that the owner of subject premises may file an appeal with the Board.

413-39-BZ—Vol. III

APPLICANT—Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening, amendment of the resolution and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in residence and business use district, the reconstruction of existing gasoline service station, part of which is to be discontinued and extension of existing uses to include motor vehicles waiting to be serviced.

PREMISES AFFECTED—9-33 Ocean avenue, east side, 100 ft. west of Flatbush avenue, Block 5024, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete work extended.

THE VOTE TO EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE VOTE TO AMEND—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Connors 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on July 7, 1953, on certain conditions; and

WHEREAS, the resolution was amended and working drawings submitted as being in substantial compliance with the Board's requirements, were approved on November 10, 1953; and

WHEREAS, the resolution was further amended on December 22, 1953; and

WHEREAS, the applicant requested another amendment of the resolution and an extension of time to complete; and

WHEREAS, it appears that the Board of Transportation is

not favorable to having piles driven for support of the masonry wall because of nearness to the subway wall and that the Borough Superintendent will not otherwise approve the construction because of the filled ground.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1953, as *amended* by resolution adopted December 22, 1953, by adding thereto:

"that in the event the soil conditions make it impractical to carry out the requirements of the Board as to the construction where lot line masonry walls are required, there may be substituted a masonry base and a masonry wall for 3 ft. 6 in. in height with a steel picket fence above or if the soil will not permit such construction, a masonry base not less than 1 foot in height with a steel picket fence above to a total height of not less than 5 ft. 6 inches, except that where soil conditions permit, a masonry wall, as required shall be constructed at such points; and in view of the statement by the applicant that all permits have been obtained and approximately 75% of the work has been completed but halted temporarily because of soil conditions, that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution" (N. B. 293/51).

546-49-BZ

APPLICANT—Charles M. Spindler, for Drive Development Corporation, (Barney Zinick, President), owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7b and 21 of the zoning resolution, permitting in an unrestricted and business use, C area district, the erection of a garage for more than five motor vehicles using more than the permitted area.

PREMISES AFFECTED—710-722 Parkside avenue, south side, 84 ft. 6 in. east of Nostrand avenue, Block 4828, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 1, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on October 31, 1950 and September 15, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 31, 1950, as amended by resolutions adopted through September 15, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings but no work has yet been started, that all permits required shall be obtained and all work completed within the requirements of Section 22A from the date of this *amended* resolution." (N.B. 690/49)

352-32-BZ—Vol. II

APPLICANT—Joseph Schafran, for Sylvia Friedman, Esther Goldman, Sol Goldman, Norton Goldman and Leo Goldman, owners.

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SUBJECT—Application for consideration—reopening as Vol. II and extension of accessory buildings and uses subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the maintenance of a gasoline service station.

PREMISES AFFECTED—3305 Boston road, southwest corner of East 211th street, Block 4705, Lot 62, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider extension of accessory building and additional uses, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

585-42-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension in area of an existing gasoline service station, and also the erection and maintenance of a building to be used as a laundry and lubricatorium.

PREMISES AFFECTED—3975-3985 (4091) Hylan boulevard, northeast corner of Nelson avenue, Block 5158, Lot 37, Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

Adjourned: 4:30 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

SPECIAL MEETING

FRIDAY MORNING, OCTOBER 8, 1954, 10 A. M.

Present: Chairman Murdock and Deputy Chief Connors.

64-27-SR—Vol. II

SUBJECT—Proposed Revision of the Factory Exit Rules.

APPEARANCES—Arnold Witte, John R. O'Donoghue, Arnold W. Lederer and John Coggeshall.

WHEREAS, there was no quorum present but an informal discussion was held with those present.

ACTION OF BOARD—Laid over to November 5, 1954, at 10 A.M. for hearing.

Adjourned: 10:30 A.M.

JOSEPH J. DOYLE, *Chief Clerk.*

COURT DECISIONS

(Continued from page 1469)

or prove the facts required when the application is made under section 21 nor for the Board to make a decision thereon. The Board must in each case act on some reasonable basis in harmony with the general purpose of the resolution. Nothing more is required (Peolpe ex rel. Smith v. Walsh, 211 App. Div., 205; Aff'd 240 N. Y., 606). To the same effect see People ex rel. Werner v. Walsh (212 App. Div., 635, aff'd 240 N. Y., 689). There the Appellate Division said at pages 638 and 639: "Since the board of appeals is vested with power to exercise discretion on applications made to it under section 7, subdivision (e), and section 20 of the Building Zone Resolution, we do not think the court ought to interfere with the conduct of what amounts to an administrative function, excepting where discrimination has been surely exercised or discretion gravely abused."

In granting the application for a variance in this case subject to appropriate conditions and safeguards the board appears to have acted on a reasonable basis and on sufficient evidence in exercising its discretionary power. In the circumstances the determination of the board is not arbitrary or capricious and consequently it may not be set aside (Matter of Douglaston Civic Ass'n v. Board of Standards and Appeals, 278 App. Div., 659, 660, aff'd 302 N. Y., 920; Matter of Sima v. Board of Standards and Appeals, 278 App. Div., 785).

Respondent's application to vacate the order of certiorari and to dismiss the petition is granted. The determination of the Board of Standards and Appeals is confirmed. Submit order.

* * * *

Matter of Empire Dist., Inc. vs. Murdock:—On June 23, 1953, the Board denied an appeal from an Order of the Fire Commissioner to install a wet sprinkler system throughout the building; Cal. No. 717-52-A; Premises 2-14 Prince Street and 212-220 Concord Street, southwest corner, Borough of Brooklyn.

At Special Term, Supreme Court, Kings County, Mr. Justice Keogh affirmed the Board's denial in the following decision:

"Petitioners herein seek an order annulling the determination of the Board of Standards and Appeals dated June 30, 1952, wherein the said board denied petitioners' application for reversal of an order made by the Fire Commissioner of the City of New York directing petitioners to install an improved wet automatic sprinkler system in premises known as Nos. 2-14 Prince street, and Nos. 212-220 Concord street, Brooklyn, New York.

On or about May 20, 1952, a certificate of occupancy was issued to the petitioner, Empire Distributors, Inc., and in connection with such issuance the fire department certified its approval of the fire extinguishing equipment then in the building. On July 23, 1952, an inspection of the building by the fire department revealed that the building was being used by the petitioners for the storage of paper, processing of rolled paper, manufacturing of paper boxes and for the cutting of paper and paper advertising forms. There are sublessees who conduct other types of business. The inspections revealed that the cellar would be a difficult place to fight a fire because of the small amount of ventilation. Because of the inflammable nature of the goods stored and manufactured throughout the building, coupled with the fact that the certificate of occupancy provided for the employment of almost 200 people within the building plus the additional fact that the regulation of the New York City Fire Department required that premises used for the manufacture of paper boxes and/or the storage of rolled paper be equipped with an improved wet automatic sprinkler system the inspector from the fire department recommended the installation of such a sprinkler system throughout the building. This recommendation was approved by the fire commissioner and on August 28, 1952, the fire commissioner issued an order directing the petitioner, Empire Distributors, Inc., to install such system. Petitioners appealed this order to the Board of Standards and Appeals and on June 23, 1953, the board unanimously affirmed the order of the fire commissioner.

It is the petitioners' contention that the fire commissioner was without power to issue the order directing the installation of a sprinkler system in that the authority of the commissioner is limited to matters of restoration or repairs to fire prevention apparatus.

The pertinent duties of the fire commissioner are set forth in sections 490 and 491 of the New York City Charter as follows: "Sec. 490. Powers of inspection of the commissioner.—a. The commissioner is empowered to: 1. Cause any building, structure, tunnel, enclosure, vessel, place of premises to be inspected for fire hazards by any officer or employee of the department designated for such purpose * * *. Sec. 491. Orders of the commissioner; enforcement.—a. The commissioner shall have the power and it shall be his duty: (1) To order in writing the remedying of any condition in violation of any rule or regulation or any provision of law which he is empowered to enforce."

The rules and regulations or provisions of law referred to in the foregoing sections are specifically delineated within the context of section C19-161.0 of the Administrative Code of the City of New York as follows: "Fire extinguishing appliances. The owners and proprietors of all multiple dwellings, factories, office buildings, warehouses, stores and offices * * * shall provide such fire hose, fire extinguishers, buckets, axes, fire hooks, fire doors and other means of preventing and extinguishing fires as the commissioner may direct."

The above quoted provisions clearly indicate the fire commis-

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sioner is empowered to issue orders with respect to the installation of such fire preventive aids and measures in factories and warehouses as are deemed necessary. In *People v. Kaye* (212 N. Y., 407), the Court of Appeals interpreted the general wording of section C19-161.0 to include automatic sprinkler systems. The court held that automatic sprinklers are of the same general character and are intended for the same general purpose as the articles enumerated in section 762 of the Old Charter, now new section C19-161.0. It thus appears that there is authority for the fire commissioner to order the installation of a sprinkler system in petitioners' premises.

Petitioners also contend, citing section 646 of the New York City Charter, that the certificates of occupancy issued to the Empire Distributors, Inc., in May, 1952 is binding and conclusive upon all officers and agencies of the city government and that no order, direction or requirement at variance therewith may be made by the fire commissioner unless there was a change in the conditions in petitioners' premises after the certificate of occupancy was issued. Notwithstanding the provisions of section 646, it would seem that a certificate of occupancy has no such binding effect upon the fire commissioner, particularly where the conditions in the petitioners' building disclose that additional fire fighting equipment is vitally necessary in order to safeguard the lives of the 200 persons employed in the building. This conclusion was also reached by the Board of Standards and Appeals based upon their own expert knowledge and personal inspection of petitioners' premises. In the circumstances this court should not interfere with the exercise of judgment by both the fire commissioner and the Board of Standards and Appeals where the record discloses a reasonable basis for the exercise of such judgment (*Hickox v. Griffin*, 274 App. Div., 792). It is indeed unfortunate that the petitioners will be put to considerable expense as a result of the order of the fire commissioner, but as was pointed out in *Kochcroft v. Muller* (187 App. Div., 189, 194): "The mere fact that the law cannot be enforced without causing expense to the citizen who comes within its provisions, furnishes no constitutional obstacle to such enforcement (*Health Department v. Rector, &c.*, 145 N. Y., 32)."

The determination of the Board of Standards and Appeals is affirmed. Submit order."

(From N.Y.L.J., Sept. 29, 1954, p. 8.)

* Note: Correct spelling is Cockcroft v. Miller.

* * * *

Matter of Conwall Corp'n. vs. Murdock:—On July 14, 1953, the Board denied an application under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), storage and sale of accessories, motor vehicle repairs and an office, and to permit the parking and storage of motor vehicles waiting to be serviced; Cal. No. 116-53-BZ; premises 162-11 to 162-29 Union Turnpike and 78-40 to 78-45—164th Street, northwest corner, Flushing, Borough of Queens.

At Special Term, Supreme Court, Mr. Justice Pette reversed the Board in the following decision:

"In this proceeding, brought pursuant to article 78 of the Civil Practice Act, to review a determination made by respondents, denying petitioner's application for a variance so as to permit it to use the subject property for a gasoline filling station and kindred uses, respondents move to vacate the order of certiorari and to dismiss the petition. Petitioner acquired the property in 1946 and 1947; it is irregular in shape and dimension and is situated at the northwest corner of Union Turnpike and One Hundred and Sixty-fourth street, Jamaica, New York. It lies in a retail business district and is vacant, save for billboards thereon. While the board's determination, on its face, appears plausible, when one analyzes its memorandum dated November 6, 1953, at pages 3 and 4 of the return, their reconciliation is difficult. We find a gasoline station heretofore permitted by respondents located at the northwest corner of One

Hundred and Sixty-fourth street and Union Turnpike, two at the corner of Parsons boulevard and Union Turnpike, one at Union Turnpike and One Hundred and Sixty-second street (180 feet from the subject property), and one at the southwest corner of Union Turnpike and One Hundred and Sixty-fourth street. Nevertheless, here we find the board denying petitioner's application on the ground that to grant it would "convert the area into a gasoline alley." If that be so, then it may properly be said that the respondents have contributed thereto, since all of the stations referred to heretofore are within a "stone's throw" of petitioner's property. Under these circumstances what is petitioner to do with its property? There is no need for stores at Union Turnpike in this area, in the foreseeable future, nor has the residential area surrounding petitioner's property been sufficiently developed to support it. By the granting of the variances aforesaid respondents, in truth and in fact, have placed the petitioner in a position where unnecessary hardship will be visited upon it, hemmed in as it is by gasoline stations. This raises the question of its adaptability for retail business. The motion to vacate the order of certiorari and to dismiss is denied and the determination of the respondents is annulled. Settle order on notice."

(New York Law Journal, August 4, 1954, p. 4.)

The Board has authorized an appeal to the Appellate Division to review the decision at Special Term, Supreme Court.

* * * *

Matter of Malzer v. Murdock:—On February 9, 1954, the Board denied an application under Sections 7e and 21 of the Zoning Resolution to permit in a residence use district for a term of ten (10) years the change of occupancy from factory for venetian blinds (previously granted by the Board) to factory for manufacture of picture frames and novelties; Cal. No. 144-19-BZ, Vol. III; Premises 23-69 to 23-71—38th Street (9th Avenue), east side, 162 ft. north of Triboro Bridge Plaza (Astoria Boulevard North), Long Island City, Borough of Queens.

At Special Term, Supreme Court, Mr. Justice Pette reversed the Board in the following decision:

"In this proceeding, brought pursuant to article 78 of the Civil Practice Act, respondents move for an order vacating an order of certiorari to review their determination affirming a decision of the borough superintendent of buildings denying petitioner's application to permit the subject property to be used as "a factory to manufacture picture frames and kindred items." The premises are located in a residence district. In 1919 the structure, a garage for more than five vehicles, was erected pursuant to a variance then granted. Further variances for non-conforming use were thereafter granted for limited periods of time, the last of which, in 1951, permitted the premises to be used until May 15, 1956, for the manufacture of venetian blinds. The record discloses that there has been no change in the character of the neighborhood, that is to say, structurally, and that there is no difference between the process employed in the manufacture of picture frames and kindred articles and the manufacture of venetian blinds. Indeed, the record discloses that the process employed in the manufacture of venetian blinds is more dangerous or deleterious than that employed in the manufacture of picture frames, &c. In view of the foregoing and the date upon which the certificate of occupancy last issued is to expire, the court is constrained to find that the respondents' determination is arbitrary and unreasonable. Accordingly the motion to dismiss is denied, the determination of the board is reversed and annulled and the borough superintendent of buildings is directed to issue a certificate of occupancy, as prayed, for a period ending May 15, 1956. Settle order."

(N.Y.L.J., August 4, 1954, p. 4.)

The Board has authorized an appeal to the Appellate Division to review the decision at Special Term, Supreme Court.

NOTICE

AMENDMENTS TO BUILDING LAWS

JULY 1, 1952 TO DECEMBER 31, 1953

AMENDMENTS TO THE BUILDING LAWS OF THE CITY OF NEW YORK from July 1, 1952 to December 31, 1953 are now on sale at the OFFICE OF THE CITY RECORD, 2213 Municipal Building, Manhattan, New York 7. These amendments supplement the complete Building Laws to June 30, 1951 and the amendments from that date to June 30, 1952, both of which are also on sale.

These amendments to the Building Laws, from July 1, 1952 to December 31, 1953, are in loose leaf form printed on one side only the same as the original set of Building Laws and the amendments to June 30, 1952. They are available for each of the four volumes, arranged and marked so that each leaf may be inserted in its proper place opposite the page affected by the amendment.

The amendments to each of the four volumes are sold separately. Prices are: Volume III, 15 cents; Volumes I, II and IV, 35 cents each set. If ordered by mail, add 5 cents for each set.

PUBLIC HEARING

PROPOSED REVISION OF THE FACTORY EXIT RULES

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday morning*, November 5, 1954 at 10 A.M. in Room 1013, Municipal Building, Manhattan, on the following Proposed Revision of the Factory Exit Rules to effectuate the provisions of Sections 270 and 271 of the Labor Law, as amended by Chapters 905 and 906 of the Laws of 1947, and Chapters 343 and 345 of the Laws of 1948.

NOTE: These proposed revisions for Public Hearing were published in the Bulletins of September 21, September 28 and October 5, 1954, for the hearing on Friday, October 8, 1954 and will be republished in the Bulletins of October 12, October 19 and October 26, 1954, for the hearing on Friday, November 5, 1954.

Cal. No. 64-27-SR—Vol. II

Rule 1.0. Fire Escapes on Buildings Five Stories or or Less in Height.

- Rule 1.1. In any building erected prior to October 1, 1913, occupied on July 1, 1948, as a factory building, 5 stories or less in height, one of the required means of exit under Section 271 of the Labor Law may consist of an outside iron fire escape, provided that:
- Rule 1.2. The single fireproof casement doors leading to all fire escape balconies shall open out and shall be self-closing. An easily operated door lock with knobs on both sides of the door shall be provided. Such fire doors may be at window sill level if fixed iron steps at least 2 ft. wide, with risers not exceeding 8 in., and treads not less than 8 in. are provided on the inside from floor level to sill properly secured when sills are more than 12 inches above floor level.
- Rule 1.3. Any such fire escape erected subsequent to October 1, 1913, and prior to these rules taking effect, unless previously accepted as one of the required means of exit or escape by the administrative official having jurisdiction, shall conform in every respect to the provisions of these rules.
- Rule 1.4. A fire escape shall not hereafter be accepted as constituting one of the required means of exit or escape under Section 271 of the Labor Law, in any building erected prior to October 1, 1913, and occupied as a factory building on July 1, 1948, exceeding five stories in height.
- Rule 1.5. All fire escapes shall be maintained structurally safe, properly painted, and kept clear of all obstructions.

Rule 2.0. Enclosure of Factory Stairways or Ramps.

- Rule 2.1. Except as provided in Rule 3.1 in all factory buildings five stories or less in height, erected prior to October 1, 1913, and occupied as factory buildings on July 1, 1948, all interior stairways or ramps serving as required means of exit, and the landings, platforms and passageways connected therewith shall be enclosed on all sides by partitions having a fire resistive rating of not less than 1 hour extending continuously from the lowest point of stairway or ramp.
- Rule 2.2. Where the stairway or ramp extends to the top floor of the building, such partitions shall extend to the underside of the roof boarding. That portion of the underside of the roof beams within the stair enclosure shall be covered with fire resisting materials, except in buildings with roofs of non-combustible material, in which case the partitions may stop at the underside of the roof.

Rule 2.3. Openings in such partitions shall be provided with approved self-closing one hour test opening protective assemblies, except where such openings are in the exterior wall of the building.

Rule 2.4. The bottom of the enclosure shall be of fire-proof material at least 4 in. thick unless the partition extends to the cellar bottom.

Rule 2.5. A horizontal exit as defined in Section 267 of the Labor Law, will be accepted as in compliance with this rule when both sides of the fire wall or walls are occupied at such factory floor by the same occupant.

Rule 3.0. Transitory Provisions for Enclosure of Stairways in Factory Buildings Five Stories or Less in Height.

Rule 3.1. In all factory buildings five stories or less in height erected prior to October 1, 1913, and occupied as factory buildings on July 1, 1948, and legally occupied as factory buildings on January 1, 1954, all interior stairways or ramps serving as required means of exit and the landings, platforms and passageways connected therewith, may, prior to January 1, 1959, be enclosed on all sides by partitions of fire resisting material extending continuously from the lowest point of the stairway in accordance with the following schedule:

Number of stories	Contents combustible, no sprinkler	Contents non-combustible, no sprinkler	Contents combustible and sprinkler	Contents non-combustible and sprinkler
Three	Stairways Enclosed			
Four	Stairways Enclosed	Stairways Enclosed		
Five	Stairways Enclosed	Stairways Enclosed	Stairways Enclosed	

The term "contents" as used above means articles, goods, wares and merchandise, packed, stored, manufactured or in the process of manufacture.

The term "combustible" as used above means articles, goods, wares or merchandise which will burn or support combustion.

The term "sprinkler" as used above means an adequate automatic sprinkler equipment installed and maintained in good working order on each floor throughout the building.

The term "story" as used above means that part of a building between any floor and the floor or roof next above.

The term "stairways" as used above shall be deemed to include "or ramps".

Rule 4.0. Required Exits and Enclosures of Stairways in Two-Story Factory Buildings.

Rule 4.1. In every two story factory building erected prior to October 1, 1913, and occupied as a factory building on July 1, 1948, there shall be provided from each story at least two means of exit or escape from fire remote from each other, one of which from every floor above or below grade shall lead to or open on an interior stairway or ramp which shall be enclosed, as hereinafter provided, or on an exterior enclosed stairway or ramp. The other may lead to such a stairway, or to a horizontal or grade exit, or to an exterior screened stairway, or to a fire escape conforming to Section 273 of the Labor Law or Rule 1, of these rules. Except that fire escape exit doors shall be fireproof self closing, with fixed iron steps to the sill properly secured when sill is more than 12 in. above the floor level;

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and where there is no safe egress from the roof, a goose neck ladder shall be provided from top balcony to the roof, except on the front of all buildings.

4.1.1. Unobstructed egress from the foot of the fire escape or exterior screened stairway shall be as required by Section 273 of the Labor Law, or to an open adjoining yard with egress to the street. No point on any floor of such building shall be more than 150 ft. distant from such an exit.

Rule 4.2. In two-story factory buildings erected prior to October 1, 1913, and occupied as factories on July 1, 1948, all interior stairways or ramps serving as required means of exit shall be enclosed from the lowest point of such stairways or ramps to the ceiling of the first floor by partitions having a fire resistive rating of 1-hour, unless the building is provided with a wet sprinkler system, in which case such enclosure of stairway or ramp shall not be required prior to January 1, 1959. Such enclosures shall lead directly to a door opening outwardly to a street or road, or an open area affording unobstructed passage to street or road. All openings in such enclosure except openings in the exterior walls shall be provided with fireproof self-closing doors having a one hour rating.

Rule 4.3. All reference herein to the enclosure of stairways or ramps shall be deemed to apply only to required stairways or ramps.

Rule 5.0. Enclosure of Stairways in Factory Buildings Erected Prior to October 1, 1913, and Not Occupied as Factory Buildings on July 1, 1948.

Rule 5.1. Buildings which are not required by Section 270, Subdivision 1 of the Labor Law to be fireproof, shall have required stairways or ramps enclosed in partitions of one-hour fire-resistive construction from the lowest point of the stairway or ramp.

Rule 5.2. Where the stairway or ramp extends to the top floor of the building, such partitions shall extend to the underside of the roof boarding. That portion of the underside of the roof beams within the stair enclosure shall be covered with fire resistive materials except in buildings with roofs of noncombustible material, in which case the partitions may stop at the underside of the roof.

Rule 5.3. Where the stairway or ramp is required to extend to the roof, the enclosure shall be so built as to form a bulkhead having a fire-resistive rating of one hour, except where such bulkhead occurs on an interior lot line, such construction shall be not less than 8 inches of masonry on the lot line side.

Rule 5.4. All openings to such partitions shall be provided with approved one hour self-closing opening protective assemblies except where such openings are in the exterior wall of the building.

Rule 5.5. The bottom of the enclosure shall be of fireproof material at least 4 in. thick unless the partition extends to the cellar bottom.

Rule 5.6. In all factory buildings erected prior to October 1, 1913, and not occupied as factories on July 1, 1948, and exceeding four stories in height, stairways or ramps serving as required means of egress shall be enclosed throughout with partitions of incombustible material having a fire resistive rating of one hour, and all openings to such partitions shall be provided with approved self-closing one hour test opening protective assemblies except where such openings are in the exterior wall of the building.

Rule 5.7. In all factory building erected subsequent to October 1, 1913, four stories or less in height, required stairways or ramps serving as required means of egress shall be enclosed throughout with partitions having a fire resistive rating of one hour and all openings thereto shall be equipped with approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior wall of the building.

Rule 5.8. In all factory buildings erected subsequent to October 1, 1913, and prior to January 1, 1938, exceeding 4 stories in height, stairways or ramps serving as required means of egress shall be enclosed in partitions constructed of incombustible materials having a fire resistive rating of one hour, up to a maximum height of 150 ft. and two hours above such height, and all openings to such partitions shall be equipped with approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior wall of the building.

Rule 5.9. In all factory buildings erected subsequent to January 1, 1938, exceeding 4 stories in height, stairways or ramps serving as required means of egress shall be enclosed in partitions of incombustible materials having a fire resistive rating of 2 hours and all openings to such enclosures shall be protected by approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior walls of the building.

Rule 6.0. In all factory buildings, coming within Section 270 of the Labor Law, Stairways or Ramps Serving as Required Means of Egress Shall be Ventilated at the Top by:

(a) A skylight not less than 20 square feet in area, constructed of metal frames, glazed with plain glass, protected with wire screens in metal frames above and below, and provided with fixed open metal louvres on two sides, having an aggregate effective ventilating area of not less than twenty square feet. A fixed open ridge ventilator having not less than 144 sq. inches of effective ventilating area may be substituted for an equal portion of the required louvres; or

(b) An exterior window, not facing on the lot line, equal to the area required for a skylight, glazed with plain glass and provided with fixed open louvres having an effective ventilating area of not less than 10 square feet; or

(c) In a sprinklered stair or ramp enclosure, a metal framed automatic skylight not less than 16 square feet in area, glazed with wired glass, or with plain glass protected over and under with wire screens in metal frames. Such automatic skylights to be counterbalanced, actuated by a fusible link designed to operate at not more than 180° F.

Rule 7.0. Storage of Combustible Material Within Factory Stairway Enclosures.

Rule 7.1. In all factory buildings no articles or wares of any nature shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith. But this shall not prohibit the erection and maintenance of a stand to be built of incombustible material and wire glass or one-quarter inch thick plate glass for the retail sale of cigars, cigarettes and tobacco and candies in original packages or daily newspapers in the public hall or corridor on the first story of any building provided there is no open flame. All portions of the stand and any portion

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of any permitted accessory use, the same shall be set back at least 18 in. from the outside line of travel of the required legal width of exit. Each such stand shall be provided with at least one approved 2½ gallon chemical fire extinguisher.

Rule 8.0. Safe Egress from Roofs of Factory Buildings.

Rule 8.1. Interior stairs or ramps serving as required means of egress in factory buildings erected after October 1, 1913, not exceeding five stories in height and in factory buildings erected before October 1, 1913, and occupied as factories on July 1, 1948, shall not be required to extend to the roof where there is no safe egress from the roof.

Rule 8.2. No safe egress shall be deemed to exist when:

a. The roof or the top of the parapet wall of an adjoining building is more than 8 feet below or more than five feet above the top of the parapet wall of the building in question and there is no outside party wall fire escape, party wall exterior screened stairway, party wall balconies or bridges, or where outside exits do not connect to adjoining buildings at roof level, or where there are no unbarred window openings 5 ft. above the roof or parapet wall of the building in question.

b. Where the roof of the building in question has a pitch exceeding 1 ft. in 6 ft. of horizontal run.

Rule 8.3. When there is no safe egress from the roof, there shall be:

a. A single rung iron ladder; or

b. A flat tread iron or steel ladder within the stair or ramp enclosure. Such ladder shall be properly secured to top and bottom and shall lead to an easily openable scuttle not less than 2 ft. by 3 ft. in area. Such scuttle may be provided with an easily operated fastening device.

Rule 8.4. Where the stair bulkhead door or scuttle opens within 10 feet from the open edge of the roof, an iron railing properly placed at least 3 ft. high and at least 10 ft. long shall be provided at the edge of the roof.

Rule 9.0. Substandard Factory Exit.

Rule 9.1. Fire Escapes.

9.1.1. When, in addition to the required exits from any factory or factory building, there exist other means of egress which are not in accordance with the requirements of the Labor Law and these Rules, such means of egress may be retained under the following conditions:

9.1.2. Substandard fire escapes shall be maintained structurally safe, properly painted

and with openings leading thereto kept in good repair.

9.1.3. In lieu of a counterbalanced stairway, a drop ladder in guides with a backdropped gravity hook may be provided of sufficient length to reach to the ground or safe landing place with a passageway opening cut in the balcony rail and the rail shall be properly placed.

9.1.4. Where substandard fire escapes are located in the court or at the side or rear of a building, proper egress to a point of safety shall be provided, either to open adjoining yard or the lowest balcony of the fire escape may be connected to adjoining fire escape, exterior stairway, to roof of adjoining extensions or other means of egress satisfactory to the Borough Superintendent.

9.1.5. Substandard fire escapes shall be kept clear of all obstructions and shall not be used for fire drills or considered as a basis for computation of occupancy.

Rule 9.2. Stairways.

9.2.1. Interior stairways or ramps not conforming to the requirements of the Labor Law or the rules of the Board and not required for egress, may be retained, provided egress to same is maintained unobstructed, halls are properly lighted and all landings, passageways, etc. are maintained free and unobstructed.

9.2.2. Where such non-required interior stairways or ramps are unenclosed they shall, prior to July 1, 1955, be provided with an automatic counterbalanced smoke-proofed trap door actuated by fusible links or enclosed by an enclosure which shall be reasonably smoketight to the satisfaction of the Borough Superintendent.

Rule 9.3. Exterior Screened Stairways.

9.3.1. Exterior screened stairways not serving as required means of egress shall be maintained structurally safe and kept properly painted. Exits thereto and all platforms and passageways thereof shall be maintained unobstructed and egress from their termination shall be provided as required for substandard fire escapes, in accordance with Rule 9.1.4.

Rule 9.4. Horizontal Bridges.

9.4.1. Horizontal bridges and party wall balconies between buildings shall be maintained structurally safe and properly painted and access thereto and all passages leading thereto shall be maintained unobstructed.

Rule 9.5. Signs.

9.5.1. No sign of any character shall be placed at openings leading to substandard exits.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

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SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

PUBLIC HEARINGS

Tuesdays at 10 a. m. to 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
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one in the afternoon—Saturdays excepted.

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(Remaining Minutes of the Meeting of October 13, 1954
will be printed in the Bulletin of October 26, 1954.)

Notice of Public Hearing on Proposed Revision of the
Factory Exit Rules.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

CALENDAR

DOCKET

New Cases filed up to October 12, 1954

Cal.No. Dept. Premises Affected

737-54-SA—Troy Laundrite Washer, manufactured by Troy Laundry Machinery Division of American Machine and Metals, Inc., Appliance.

738-54-A—H.B.B.—154-158 North 7th street, south side, 80 ft. west of Bedford avenue, Block 2327, Lots 19032 and 33, Borough of Brooklyn, Amendment to Alt. 1047-52—re paint storage.

739-54-BZ—H.B.B.—157-161 Lombardy street, north side, 75 ft. west of Varick avenue and 102-104 Anthony street, Block 2820, Lot 20, Borough of Brooklyn, Alt. 3341-54—re area excessive.

740-54-BZ—H.B.B.—587 Kings highway, north side, 5.11 ft. west of Ocean parkway, Block 6662, Lot 37, Borough of Brooklyn, Alt. 2946-54—re gas station, auto repairs, parking and storage of more than 5 motor cars.

741-54-SM—Rockwood Foam System including foam devices, foam liquid and proportioning system (fire protection of buried flammable liquid storage tanks), manufactured by Rockwood Sprinkler Company, Material.

742-54-A—H.B.B.—1761-1765 Bushwick avenue, north side, 60 ft. 6¾ in. east of Fanchon place, Block 3483, Lot part of 6, Borough of Brooklyn, Revocation of Certificate of Occupancy 73813 issued 7/6/34 and Certificate of Occupancy 30673 issued 11/29/24.

743-54-A—H.B.M.—313-315 Bowery, east side, 90 ft. 2 in. south of East 2nd street and 5-7 Extra place, 2nd floor, Block 457, Lot 5, Borough of Manhattan, Amendment to Alt. 860-53—re cubicles.

744-54-A—F.D.—35-21 20th avenue, north side, 235.05 ft. west of 37th avenue, garage type building; Block 826, Lots 1 and 45, Long Island City, Borough of Queens, Order No. 6876-4.

745-54-A—Dept. of Health—1506-1512 Broadway and 160 West 44th street, southeast corner, cellar, Block 996, Lot 61, Borough of Manhattan, applications 66886 and 66887—re wholesale food establishment.

746-54-A—H.B.Q.—178-10 Wexford terrace, south side, from Edgerton boulevard to Hillside avenue; 86-11 Edgerton boulevard and 178-03 Hillside avenue, Block 9937, Lot 1, Flushing, Borough of Queens, N.B. 2120-54—re area excessive.

747-54-BZ—H.B.Q.—39-11 to 39-21 Little Neck parkway and 250-08 39th road, southeast corner, Block 8144, Lot 82, Little Neck, Borough of Queens, N.B. 3311-54—re retail stores, parking of cars; area excessive, set back; business show windows, signs and entrances.

748-54-A—H.B.Q.—39-11 to 39-21 Little Neck parkway and 250-08 39th road, southeast corner, Block 8144, Lot 82, Little Neck, Borough of Queens, N.B. 3311-54—re parking of cars on a plot partly in bed of a mapped street, sec. 35, General City Law.

749-54-SA—Sunbeam Winterline, Models 1402-OB, 1404-OB and 1406-OB (steel oil fired counterflow winter air conditioner), manufactured by Sunbeam Air Conditioner Division, American-Standard Corp., Appliance.

750-54-SA—Sunbeam Winterglo, Models 1202-OB, 1203-OB, 1204-OB, 1205-OB and 1206-OB (steel oil fired winter air conditioner—utility unit), manufactured by Sunbeam Air Conditioner Division, American-Standard Corp., Appliance.

751-54-SA—Sunbeam Shawnee, Models SGA-65, SGA-80, SG-105, SG-120 and SG-140 (steel gas fired gravity furnace), manufactured by Sunbeam Air Conditioner Division, American-Standard Corp., Appliance.

752-54-SA—Sunbeam Mohawk, Models K-80, K-100, K-120, K-150, K-180, K-200, K-240 and K-300 (cast iron gas fired winter air conditioner—basement unit), manufactured by Sunbeam Air Conditioner Division, American-Standard Corp., Appliance.

753-54-SA—Sunbeam Winterglo, Models 1202-G, 1204-G and 1206-G (steel gas fired winter air conditioner—utility unit), manufactured by Sunbeam Air Conditioner Division, American-Standard Corp., Appliance.

754-54-SA—Sunbeam Winterline, Models 1402-G, 1404-G and 1406-G (steel gas fired counterflow winter air conditioner), manufactured by Sunbeam Air Conditioner Division, American-Standard Corp., Appliance.

755-54-SA—Sunbeam Navaho, Models SF-25, SF-35 and SF-50 (steel gas fired floor furnace), manufactured by Sunbeam Air Conditioner Division, American-Standard Corp., Appliance.

756-54-SA—Sunbeam Westmoreland, Models B-1127-BZ, B-1134-BC-18½, B-1134-BC-18¾ and B-1134-BC-21¾ (steel oil fired winter air conditioner—basement unit), manufactured by Sunbeam Air Conditioner Division, American-Standard Corp., Appliance.

757-54-SA—Sunbeam New Wyandotte, Models GUA-50-DZ, GUA-75-DZ, GUA-100-DZ and GUA-125-Z (steel gas fired winter air conditioner—utility model), manufactured by Sunbeam Air Conditioner Division, American-Standard Corp., Appliance.

758-54-SA—Sunbeam New Wyandotte, Models GUA-50, GUA-75, GUA-100, GUA-125, GUA-150, GUA-175 and GUA-200 (steel gas fired winter air conditioner—utility model), manufactured by Sunbeam Air Conditioner Division, American-Standard Corp., Appliance.

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759-54-SA—Sunbeam Seneca, Models SL-85, SL-105, SL-125 and SL-150 (steel gas fired winter air conditioner—basement unit), manufactured by Sunbeam Air Conditioner Division, American-Standard Corp., Appliance.

760-54-A—H.B.M.—315-323 West 69th street, north side, 225 ft. 3 in. west of West End avenue, Block 1181, Lot 19, Borough of Manhattan, Alt. 767-52—re building exits including cellar should comply with Labor Law.

761-54-SA—Sunbeam New Wyandotte, Models GUA-50-D, GUA-75-D and GUA-100-D (steel gas fired winter air conditioner—utility model), manufactured by Sunbeam Air Conditioner Division, American-Standard Corp., Appliance.

762-54-SA—Sunbeam Wyandotte, Models SUA-55, SUA-70, SUA-85, SUA-105 and SUA-125 (steel gas fired winter air conditioner—utility unit), manufactured by Sunbeam Air Conditioner Division, American-Standard Corp., Appliance.

763-54-A—H.B.M.—112 Charlton street and 549 Greenwich street, southeast corner, Block 597, Lot 45, Borough of Manhattan, Alt. 2170-53—re egress.

764-54-BZ—H.B.B.—1341 East 92nd street and 9202 Avenue K, southeast corner, Block 8238, Lot 35, Borough of Brooklyn, Alt. 2847-54—re reconstruction of a gasoline service station and accessory to be used as a gasoline service station, car washing, lubritorium, with minor auto repairs, etc.

765-54-A—H.B.B.—1341 East 92nd street and 9202 Avenue K, southeast corner, 1st floor, Block 8238, Lot 35, Borough of Brooklyn, Alt. 2847-54—re change in use of portion of this frame building from store to gasoline service station, etc.

766-54-SM—Zonolite Brand Vermiculite plus cementitious binder for use as insulating concrete over metal deck and for fireproofing of exposed steel member, manufactured by Zonolite Company, Material.

767-54-SM—Spectra-Glaze Tile Face Concrete Masonry Units, manufactured by Concrete Pipe and Products Co., Inc., Material.

768-54-BZ—H.B.B.—116-124 Duffield street and 122-144 Johnson street, southwest corner and 295-301 Bridge street, Block 2047, Lots 13, 14, 15, 16, 17, 19 and 26, Borough of Brooklyn, N.B. 423-54—re depth of loading berths.

769-54-A—H.B.B.—116-124 Duffield street and 122-144 Johnson street, southwest corner and 295-301 Bridge street, 1st floor and penthouse; Block 2047, Lots 13, 14, 15, 16, 17, 19 and 26, Borough of Brooklyn, N.B. 423-54—re egress.

770-54-A—H.B.B.—919 Avenue J, northwest corner of East 10th street, 1st floor; Block 6522, Lot 43, Borough of Brooklyn, Alt. 2784-54—re enclosure of existing front porch and the use of the 1st floor as doctors office.

771-54-BZ—H.B.Q.—132-10 Hook Creek boulevard, northwest corner of 132nd road, Block 12981, Lot 118, Rosedale, Borough of Queens, Alt. 2715-53—re extension of a building without the required 15 ft. setback.

772-54-A—M&A—Foot of 43rd place, southeast side, 350 ft. north of Newtown Creek, Block 2529, Lot 1, Laurel Hill, Borough of Queens, Applications Nos. 541312 and 541313 re proposed construction crosses the bed of the map streets of 44th street and 45th street.

773-54-A—H.B.B.—1832-1846 83rd street, south side, 240 ft. west of 19th avenue and 1835-1847 84th street, Block 6327, Lot 22, Borough of Brooklyn, Alt. 3554-54—re changing frame portion of building from a multiple dwelling to a nursing home, stairs, etc.

Restored to Docket

632-45-A—Vol. V—H.B.B.—1326-1330 Ocean parkway, west side, 200 ft. south of Avenue M, Block 6568, Lots 20, 21 and 22, Borough of Brooklyn, Amendment to Alt. 2661-52.

185-52-A—H.B.M.—329 Canal street and 6 Greene street, northeast corner, Block 230, Lot 9, Borough of Manhattan, Amendment to Alt. 1118-48.

733-52-A—Vol. II—H.B.B.—874-882 Myrtle avenue, south side, 140 ft. west of Tompkins avenue, Block 1755, Lots 32, 33, 34, 35 and 36, Borough of Brooklyn, N.B. 1029-52.

369-37-BZ—Vol. III—H.B.Bx.—1212 Grand Concourse and 179-197 East 167th street, northeast corner, Block 2457, Lot 1, Borough of The Bronx, Alt. 526-54.

588-41-BZ—H.B.Q.—201-217 Beach 29th street, 202-214 Beach 30th street and north side of Seagirt avenue, from Beach 29th to Beach 30th streets, Block 287, Lot 20, Edgemere, Borough of Queens, Misc. 5118-41.

837-47-BZ—H.B.B.—1204-1206 Rogers avenue, east side, 75 ft. 10½ in. north of Avenue D, Block 5213, Lot 13, Borough of Brooklyn, Alt. 2741-48.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

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Blended Cements, Rules for Testing and Use of	Nov.	10, 1953—Vol. 38, No. 45
Carbon Dioxide Liquefier, Rules.....	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules.....	July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April	24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime).....	Aug.	3, 1937—Vol. 22, No. 31
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Exterior Veneering Materials, Rules on	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules.....	Nov. 11, 1947—Vol. 32, No. 45
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Fire resistive, Flameproof Materials, etc., Rules for Testing of.....	May 26, 1954.
Fire Retarding Rules for Garages, etc.	Apr. 22, 1952—Vol. 37, No. 17
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Oil Burner Rules.....	May 25, 1954.
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Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings.....	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules.....	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Pollution of Water Supply).....	Apr. 15, 1952—Vol. 37, No. 16A
Procedure, Rules of.....	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.....	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June 14, 1949—Vol. 34, No. 24A
Sprinkler, Rules.....	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules.....	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.....	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).....	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19.....Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

OCTOBER 19, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 19, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

218-54-BZ

APPLICANT—Ingram S. Carner, for Rosalie Krenkel and Louis Mintz, owners.

SUBJECT—Application March 30, 1954—(decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (automatic), storage and sale of accessories and the parking of motor vehicles waiting to be serviced, with an entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—5401-5427 Flatlands avenue and 1187-1197 East 54th street, northeast corner, Block 7780, Lots 9, 14 and 15, Borough of Brooklyn.

Laid over from July 13, 1954, to September 14, 1954, at request of attorney for objectors; no further requests for adjournments; then to October 19, 1954, for inspection and decision without further argument; hearing closed.

641-30-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Allen Holding Corp., owner.

SUBJECT—Application reopened February 17, 1953 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the extension in use and area of existing gasoline service station, to be used as a lubricatorium, non automatic car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—207-06 Hillside avenue and 88-01 to 88-09 207th street, southeast corner, Block 10582, Lot 1, Hollis, Borough of Queens.

Laid over from September 14, to October 19, 1954, in view of the proposed taking by the Park Department of the premises for construction as a park and playground in connection with the school on the block.

224-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Belzer Corp., owner.

SUBJECT—Application April 1, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a kiddie park, pony track, zoo area and office; and to permit the parking of patrons cars (no fee to be charged).

PREMISES AFFECTED—1904-1914 Linden boulevard and 788-852 Sheffield avenue, southwest corner, 463-485 Stanley avenue and 801-847 Georgia avenue, entire block, Block 4345, Lot 6, Borough of Brooklyn.

Laid over from September 21, 1954, to October 19, 1954, for inspection and decision without further argument; hearing closed.

343-54-BZ

APPLICANT—Patrick D. Concagh, for Paris Realty Corp., owner.

SUBJECT—Application May 3, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—367-369 East 154th street, north side, 100 ft. east of Courtland avenue, Block 2401, Lots 35 and 36, Borough of The Bronx.

Laid over from September 21, 1954, to October 19, 1954, for inspection and decision without further argument; hearing closed.

359-54-BZ

APPLICANT—Charles M. Spindler, for Muller Brothers Holding Corp., owner.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit the extension of storage warehouse located in the business use district portion, to extend into the residence use portion, using more than area permitted in a D area district, and to permit a business entrance nearer the residence use district than is permitted to proposed extension of parking and storage of motor vehicles.

PREMISES AFFECTED—101-08 to 101-28 Queens boulevard and 101-21 to 101-33 67th drive, southwest corner, Block 3171, Lot 28, Forest Hills, Borough of Queens.

Laid over from September 21, 1954, to October 19, 1954, for inspection and decision without further argument; hearing closed.

360-54-A

APPLICANT—Charles M. Spindler, for Muller Brothers Holding Corp., owner.

SUBJECT—Application April 30, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—101-08 to 101-28 Queens boulevard and 101-21 to 101-33 67th drive, southwest corner, Block 3171, Lot 28, Forest Hills, Borough of Queens.

131-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline serv-

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ice station and store, to include lubritorium, car wash, motor vehicle repair shop, store and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision without further argument; then to September 14, 1954, applicant to file revised plans; then to October 5, 1954, for applicant to consult with lessee and file revised plans; then to October 19, 1954, for further study by applicant and owner and for report to the Board; applicant to submit revised plans. The premises and area have been inspected by a committee of the Board.

132-54-A

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—filed pursuant to section 35, General City Law re premises in bed of proposed widening of Parsons boulevard and 20th avenue.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

147-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruckner Boulevard Leasing Corp., owner.

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the maintenance of existing legal high speed (automatic) auto laundry and to permit the erection and maintenance, for a term of fifteen years of a gasoline service station, lubritorium, motor vehicle repairs, storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—482-504 Utica avenue, west side, from Midwood street to Maple street, 842-850 Maple street and 861-871 Midwood street, Block 4589, Lot 95, Borough of Brooklyn.

Laid over from July 20, 1954, to September 21, 1954, at request of objectors' representative; no further request for adjournment; then to October 13, 1954, for inspection and decision; hearing closed; then to October 19, 1954, for further consideration after applicant consults with owner as to entrances on the street; hearing previously closed.

1284-23-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Culver Garage Corp., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7i and 19A of the zoning resolution, to permit in a residence and business use district the maintenance of legal use of public garage, store and one family dwelling, and to permit continuance of present use of motor vehicle repairing, and to permit the proposed opening in rear wall between buildings, and to permit the loading and unloading space without the required height and width of door openings.

PREMISES AFFECTED—8222-8226 18th avenue, west side, 70 ft. north of 84th street, Block 6314, Lot 72, Borough of Brooklyn.

376-42-BZ—Vol. III

APPLICANT—Edward Handelman, for Standard Properties, Inc., owner (The Heights Co. Inc., owner under contract).

SUBJECT—Application reopened July 20, 1954 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district the parking and storage of motor vehicles.

PREMISES AFFECTED—262 Fulton street, west side, 167 ft. 11 in. south of Clark street, Block 238, Lot 50, Borough of Brooklyn.

772-53-BZ

APPLICANT—Julius S. Rapson, for Dreyer Homes, Inc., Owner.

SUBJECT—Application October 27, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district the maintenance of existing seven one family dwellings without the required courts, and to permit the front of buildings (porches) to extend within required set back from front building line.

PREMISES AFFECTED—257-46 to 257-74 48th road, south side, 50 ft., 90 ft., and 130 ft. west of 259th street, Block 13676, Lot 28, Block 13673; Lots 29 and 32; 259-19 to 259-23 148th road, north side, 160 ft. and 200 ft., east of 259th street, Block 13687, Lots 31 and 33; 259-20 to 259-24 148th road, south side, 160 ft. and 200 ft. east of 259th street, Block 13688, Lots 74 and 76, Rosedale, Borough of Queens.

117-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Matteo Guerino, owner.

SUBJECT—Application February 17, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles with a show window nearer the residence use district than is permitted.

PREMISES AFFECTED—394-404 Avenue U and 2133-2143 East 2nd street, southeast corner, Block 7129, Lot 1, Borough of Brooklyn.

232-54-BZ

APPLICANT—Gustave Goldman, for Nathan A. Goldstein, owner.

SUBJECT—Application April 6, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of five years the use of premises for doctor's offices in cellar in addition to existing doctor's office and dwelling on first floor.

PREMISES AFFECTED—71-18 Main street, northwest corner of 71st road, Block 6619, Lot 32, Flushing, Borough of Queens.

247-54-BZ

APPLICANT—Lama, Proskauer and Prober, and Irwin Pakula, for Merior and Susie Marini, owners.

SUBJECT—Application March 24, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in the local retail use district portion of a plot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles in residence use portion all, for a term of fifteen years.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner, Block 6823, Lot 1, Jamaica, Borough of Queens.

304-54-BZ

APPLICANT—Robert Gottlieb, for G. and S. Garage Corp., owner.

SUBJECT—Application 23, 1954—(decision of the borough superintendent) under section 19A(h) of the zoning reso-

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lution, to permit in an unrestricted use district an entrance to a loading berth less than required height.

PREMISES AFFECTED—1074 Home street, west side, 147.76 ft. north of Westchester avenue, Block 2758, Lot 25, Borough of The Bronx.

305-54-A

APPLICANT—Robert Gottlieb, for G. and S. Garage Corp., owner.

SUBJECT—Application April 23, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1074 Home street, west side, 147.76 ft. north of Westchester avenue, Block 2758, Lot 25, Borough of The Bronx.

306-54-BZ

APPLICANT—Burke, Green and Groh, for 375 Remsen Avenue Realty Corp., owner.

SUBJECT—Application April 23, 1954—(decision of the borough superintendent) under sections 7e, 7c and 21 of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of a business building, using more than the area permitted.

PREMISES AFFECTED—375-381 Remsen avenue, east side, 60 ft. north of Lenox road, Block 4645, Lots 50 and 51, Borough of Brooklyn.

364-54-BZ

APPLICANT—Patrick D. Concagh for Donato Diovio Salvo, owner.

SUBJECT—Application May 7, 1954—(decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence and local retail use district the parking and storage of motor vehicles.

PREMISES AFFECTED—1194-1204 Ogden avenue, east side, 285.04 ft. north of West 167th street and 1199-1203 Nelson avenue, Block 2516, Lots 13, 14 and 48, Borough of The Bronx.

423-54-BZ

APPLICANT—Paul Friedman, for Peter and Rachel Federico, owners.

SUBJECT—Application June 2, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubricatorium, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 19, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 19, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

478-54-SA

APPLICANT—American Radiator and Standard Sanitary Corporation, owner.

SUBJECT—Application May 24, 1954—New Stanflame Gas Conversion, Models GC-1, GC-1-A and GC-2, approval of.

245-53-SA

APPLICANT—American Sterilizer Company, owner.

SUBJECT—Application March 31, 1953—American 5 gal. hour Water Still (direct steam heat), Model SS-5W. approval of.

511-54-SA

APPLICANT—General Electric Appliances, N. Y.: for General Electric Company, owner.

SUBJECT—Application June 8, 1954—G E Electric Dishwasher, Models SE-120, UC-120, SE-40, SU-60 and SE-60, approval of.

491-31-SA—Vol. VI

APPLICANT—Perfection Stove Company, owner.

SUBJECT—Application reopened May 4, 1954 as Vol. VI to consider change of exterior design and model numbers—Perfection Oil Heaters, Models H-811, H-812, H-813, H-815, H-816, H-818, H-818-A, H-822 and H-823.

800-38-SA

APPLICANT—Delco Appliance Corporation, owner.

SUBJECT—Application reopened January 5, 1954 for amendment to resolution as to marketing under additional trade name—General I-715 Oil Burner (previously approved re Delco Heat Oil Burner, DX, D12, D34, D44, DR, DR-0, DR-1, DRF, DF2 and DLM).

679-38-SA

APPLICANT—General Gas Light Company, owner.

SUBJECT—Application reopened May 4, 1954 for consideration as to additional model (Humphrey Gas Unit Heater, Model 40G), previously approved re Humphrey Gas Unit Heater, Models 60, 65, 85, 100, 125 and 200.

568-50-SA

APPLICANT—Norman Products Company, owner.

SUBJECT—Application reopened June 22, 1954 as to additional models of Horizontally furnaces—re Norman Southerner Horizontal Designed Forced Air Gas-fired Central Furnace (previously approved), Models UH-40, UH-60, UHB-60, UHB-80, UHB-100, FU-40A, FU-60A, FUB-40A, FUB-60A, FUB-80A and FUB-100A.

252-50-SA

APPLICANT—The Liquid Carbonic Corporation, owner-manufacturer.

SUBJECT—Application reopened September 15, 1953 as to include smaller Liquidflow CO₂—re Liquidflow CO₂ Receivers, Models 3 ton, 3¾ ton, 6 ton, 8 ton and 20 ton (previously approved).

792-38-SM

APPLICANT—The Kinnear Manufacturing Company, Inc., owner.

SUBJECT—Application reopened September 21, 1954, re amendment re Kinnear Steel Rolling Door, Akbar Type, previously approved.

778-53-A

APPLICANT—John T. Kelleher, borough superintendent, Borough of Queens.

OWNERS OF PREMISES—Herman Haken and H. L. Kreuscher.

SUBJECT—Application October 30, 1953—Revocation of Certificate of Occupancy #Q91444 issued 9/14/53.

PREMISES AFFECTED—106-01 Merrick boulevard, southeast corner of 106th avenue, Block 10237, Lot 5, Jamaica, Borough of Queens.

296-54-A

APPLICANT—Patrick D. Concagh, for Waldorf Astoria Hotel Corp., owner.

SUBJECT—Application April 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—301-309 Park avenue, 538-556 Lexington avenue, 81-121 East 49th street and 80-120 East 50th street, entire block, Block 1304, Lot 1, Borough of Manhattan.

393-54-A

APPLICANT—J. T. Kelleher, borough superintendent.

OWNERS OF PREMISES—Thomas J. and Margaret White.

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SUBJECT—Application May 18, 1954—re Revocation of Certificate of Occupancy Q87507, issued February 24, 1953, re N. B. 5106-52.

PREMISES AFFECTED—150-29 116th street, east side, 98.63 ft. north of North Conduit avenue, Block 11839, Lot 22, Ozone Park, Borough of Queens.

130-52-A—Vol. II

APPLICANT—Hexagon Laboratories, Inc., owner.

SUBJECT—Application reopened April 20, 1954, as Vol. II—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—3536 Peartree avenue, north side, 150 ft. east of Boston road, Block 5283, Lot 48, Borough of The Bronx.

894-53-A

APPLICANT—Ervin Palmer, for Daspal Realty Corp., owner.

SUBJECT—Appeal filed December 10, 1953 from an order of the fire commissioner and decisions of the borough superintendent.

PREMISES AFFECTED—34 West 13th street, south side, 395 ft. east of Avenue of the Americas, Block 576, Lot 22, Borough of Manhattan.

343-50-A—Vol. II

APPLICANT—Mergenthaler Linotype Company, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—1-57 Hall street; 2-60 Ryerson street; 15-49 Ryerson street; 299-313 Park avenue and 248-254 Flushing avenue, Blocks 1867 and 1877, Lot 1, Borough of Brooklyn.

481-54-A

APPLICANT—Harry A. Yarish, for Jacob Shapiro, owner.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—101 Varet street, north side, 125 ft. west of Humboldt street, 2nd floor, Block 3106, Lot 29, Borough of Brooklyn.

656-54-A

APPLICANT—Reuben A. Lazarus, for 1400 Broadway Construction Corp., owner.

SUBJECT—Application August 25, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1400 Broadway, northeast corner of West 38th street, Block 814, Lot 19, Borough of Manhattan.

896-52-A

APPLICANT—Hal. I. Mirowitz, for Vito Brancato, owner.

SUBJECT—Application December 22, 1952—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—482-484 Leonard street, east side, 78 ft. north of Engert avenue, Block 2698, Lot 5, Borough of Brooklyn.

879-53-A

APPLICANT—Harry L. Alper, for Marian R. Feist, and Harold A. Rouse, owners (Third-Mile Shoe Co., Inc., lessee).

SUBJECT—Application December 10, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1536 Third avenue, west side, 72 ft. 8½ in. north of East 86th street, Block 1515, Lot 36, Borough of Manhattan.

54-54-A

APPLICANT—Samuel W. Ross, for Benjamin L. Tenzer, owner.

SUBJECT—Application January 21, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—24 Maiden lane, southwest corner of Nassau street, Block 64, Lot 4, Borough of Manhattan.

105-53-A

APPLICANT—Hellenic Orthodox Community Saint Barbara, Adjoining owner.

OWNER OF RECORD—Kamgo Service Station Inc.

SUBJECT—Application February 9, 1953—Appeal from a decision of the borough superintendent re Revocation of Certificate of Occupancy, 30392/52 and Approval of N.B. App. 62-52.

PREMISES AFFECTED—26 Forsyth street, east side, 101 ft. 6 in. north of Division street, Block 292, Lot 7, Borough of Manhattan.

354-54-A

APPLICANT—Long Island Lighting Co., owner.

SUBJECT—Application April 30, 1954—Application for recommendation filed pursuant to Appeal from a decision of the Commissioner of Marine and Aviation amended August 4, 1954 to include an appeal from a decision of the Fire Commissioner.

PREMISES AFFECTED—Northerly extension of Beach 28th street and Dickens avenue, along Mott Basin (Block 171, Lots 5, 9, 18, 21, 25, 27, 28, 29, 32, 33, 34, 35, 36, 38, 50, 61, 66, 70, 72 and 74; Block 170, Lots 1, 7, 50, 59, 64; Block 172, Lots 25, 29, 33, 37, 41, 51, 55, 59, 63, 67, Block 173, Lots 1, 6, 11; Block 174, Lots 1, 10, 15, 30, 35, 40 and Block 176, Lot 1), Far Rockaway, Borough of Queens.

332-53-A

APPLICANT—St. John's University, owner.

SUBJECT—Application April 30, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—Block bounded by Union turnpike, 170th street, Utopia parkway, 82nd avenue, 172nd street, service road of Grand Central parkway, 168th street and proposed Goethals avenue (Block 7021, Lot 1; Block 7022, Lot 1; Block 7023, Lot 1; Block 7029, Lot 30; Block 7030, Lot 30; Block 7031, Lot 1; Block 7032, Lot 1; Block 7033, Lot 1; Block 7034, Lots 1 and 12; Block 7035, Lots 1, 11 and 28; Block 7036, Lots 1, 10 and 23; Block 7037, Lots 1, 10 and 28; Block 7048, Lots 64, 66, 69 and 74; Block 7049, Lot 1; Block 7051, Lot 1; Block 7052, Lot 1; Block 7053, Lot 1; Block 7054, Lot 1; Block 7055, Lots 1 and 8; Block 7056, Lots 1 and 9; Block 7058, Lot 1; Block 7059, Lot 1; Block 7060, Lot 1; Block 7061, Lots 1 and 22; Block 7062, Lots 1 and 8; Block 7063, Lot 1; Block 7064, Lots 116, 122, 124, 127, 129, 131 and 136), Flushing, Borough of Queens.

423-53-A

APPLICANT—145 East 23rd St., Hotel Restaurant Corp., for Lawrence A. Wien, owner (Kenmore Hotel Corp., lessee).

SUBJECT—Application May 22, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—143-145 East 23rd street, north side, 102 ft. east of Lexington avenue, Block 879, Lot 27, Borough of Manhattan.

566-53-A

APPLICANT—Henry George Greene, for Clintonic Beverage Co., owner.

SUBJECT—Application July 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-51 Suffolk street, west side, 100 ft. north of Grand street, Block 351, Lot 51, Borough of Manhattan.

730-53-A

APPLICANT—William B. Moore, for Dereshun Realty Corp., owner.

SUBJECT—Application September 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—189-191 Sterling place, north side, 54 ft. 7 in. east of Flatbush avenue, Block 1164, Lot 82, Borough of Brooklyn.

CALENDAR

340-54-A

APPLICANT—Miles A. Gordon, for St. James Holding Corp., owner (Becker's Dress Shop, lessee).

SUBJECT—Application April 28, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—118-122 East 59th street, south side, 165 ft. west of Lexington avenue, Block 1313, Lots 63 and 164, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 26, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 26, 1954*, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

435-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Emil Grolimund, Elizabeth Bischoff and Frieda Finkelstein, owners.

SUBJECT—Application reopened June 16, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—169-02 to 169-10 (official 169-04) Union turnpike and 80-01 to 80-09 169th street, southeast corner, Block 7020, Lot 1, Flushing, Borough of Queens.

Laid over from September 21, 1954, to October 26, 1954, for inspection and decision; hearing closed.

199-54-BZ

APPLICANT—M. Martin Elkind, for Arthur I. Kraft, owner.

SUBJECT—Application March 16, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (retail stores).

PREMISES AFFECTED—61-27 to 61-43 Main street and 142-02 61st road, southeast corner, Block 6412, Lot 1, Flushing, Borough of Queens.

Laid over from September 21, 1954, to October 26, 1954, for inspection and decision; applicant to submit information as to 61st road; hearing closed.

108-32-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner (Jack Curtin, lessee).

SUBJECT—Application reopened May 18, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension of accessory building on existing gasoline service station, to including lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, sale of used cars, and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2950-2958 Webster avenue and 401-411 Bedford Park boulevard, northeast corner, Block 3274, Lot 1, Borough of The Bronx.

Laid over from September 28, 1954, to October 26, 1954, for inspection and decision without further argument; hearing closed.

168-49-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sec-

tions 7c, 7i and 21 of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station including lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1441 Westchester avenue, northeast corner of Bronx River avenue, Block 3770, Lot 83, Borough of The Bronx.

Laid over from September 28, 1954, to October 26, 1954, at request of applicant's representative.

790-53-BZ

APPLICANT—William A. Giesen, for Richard Griffin, owner.

SUBJECT—Application October 30, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension in use and area of an existing gasoline service station to include gasoline and oil selling station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories, store and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6161-6199 Broadway, southwest corner of West 251st street, Block 3415, Lots 1182, 1186 and 1187, Borough of The Bronx.

Laid over from September 28, 1954, to October 26, 1954, for inspection and decision without further argument; hearing closed.

791-53-A

APPLICANT—William A. Giesen, for Richard Griffin, owner.

SUBJECT—Application October 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—6161-6199 Broadway, southwest corner of West 251st street, Block 3415, Lots 1182, 1186 and 1187, Borough of The Bronx.

96-54-BZ

APPLICANT—Lawrence M. Rothman, for Louis Tamerlis, and F. L. and George H. Haase, owners.

SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and unrestricted use district, the parking and storage of motor vehicles, with a curb cut in the residence use portion of plot.

PREMISES AFFECTED—700 East 140th street, south side, 92.2 ft. west of Jackson avenue, Block 2568, Lots 14-17, Borough of The Bronx.

Laid over from September 28, 1954, to October 26, 1954, for inspection and decision without further argument; hearing closed.

172-54-BZ

APPLICANT—Kenneth W. Milnes, for Thomas M. Crowe, owner.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a retail use district, the reconstruction of existing gasoline service station to include, gasoline service station, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—2000 Victory boulevard, southwest corner of Perry avenue, Block 723, Lot 9, West Brighton, Borough of Richmond.

Laid over from September 28, 1954, to October 26, 1954, for applicant to file an administrative appeal in connection with the widening of Victory boulevard and to revise his plans as to location of accessory building.

186-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Vercon Holding Corp., owner.

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SUBJECT—Application March 8, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—19-17 to 19-31 Francis Lewis boulevard (19-25 official) and 160-01 to 160-13 Willets Point boulevard, northwest corner, Block 4758, Lot 125, Flushing, Borough of Queens.

Laid over from September 28, 1954, to October 26, 1954, for decision; hearing closed; previously inspected; applicant to furnish information as to present owner of adjoining lot 100, which has apparently been sold to a builder who is constructing residence buildings.

251-54-BZ

APPLICANT—John F. Fitzsimons, for William H. Mosebach and Mildred Mosebach, owners.

SUBJECT—Application April 9, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district, the change of occupancy from one family dwelling to two family dwelling.

PREMISES AFFECTED—23-31 Nellis street, northeast side, 96.98 ft. northwest of Williamson avenue, Block 12713, Lot 11, Springfield Gardens, Borough of Queens.

Laid over from September 28, 1954, to October 26, 1954, for inspection and decision without further argument; applicant to furnish Board with a title search giving the date of taking title by the present owner.

281-54-BZ

APPLICANT—Paul Friedman, for Alice Price, owner.

SUBJECT—Application April 19, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—166-11 Northern boulevard, northwest corner of 167th street, Block 5341, Lot 1, Flushing, Borough of Queens.

Laid over from September 28, 1954, to October 26, 1954, for further hearing and for the applicant to send out notices according to the Board's rules by registered mail prior to the above additional hearing date.

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owners.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, for a term of fifteen years, the erection and maintenance of stores, auto show-room, gasoline service station, car-wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading and the parking of patrons' cars.

PREMISES AFFECTED—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road, Block 6666, Lot 1, Flushing, Borough of Queens.

Laid over from September 28, 1954, to October 26, 1954, at request of objector, applicant concurring; no further requests for adjournment and no further notice to owners.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district por-

tion of a lot located in a residence and unrestricted use, A area district the erection and maintenance of an additional building, using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision without further argument; hearing closed; then to September 14, 1954, for further consideration by the Board and decision; hearing previously closed; then to October 5, 1954, at request of the Board, for further consideration and inspection; then to October 26, 1954, for inspection; objectors may file additional objections and applicant to file revised plans.

1446-39-BZ—Vol. III

APPLICANT—A. H. Salkowitz, for North Shore Building Co., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service and selling station, lubritorium, motor vehicle repairs and office, with a curb cut nearer the residence use district than is permitted and to permit the erection of a sign and sign standard above level of first story and projecting beyond the building line; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—34-67 Francis Lewis boulevard, northeast corner of 35th avenue, Block 6077, Lot 43, White-stone, Borough of Queens.

Laid over from July 20, 1954, to September 21, 1954, for further inspection and decision without further argument; hearing closed; then to October 5, 1954, for inspection and decision; then to October 26, 1954, for further inspection and decision; applicant to file withdrawal of consent for adjacent lots not now owned by them.

823-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Flygo Holding Corp., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs and office, and to permit the parking and storage of more than five motor vehicles; with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—436-438 Kings highway, south side, from Lake street to Van Sicklen street; 2-10 Lake street and 1-11 Van Sicklen street, Block 6679, Lots 1 and 8, Borough of Brooklyn.

ACTION OF BOARD—Laid over from October 5, 1954, to October 26, 1954, at request of objectors representative; no further adjournment.

1348-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Leonard and Francesca Moschitto, owners.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re decision of the borough superintendent) under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance for a term of fifteen years a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles, with a curb cut and show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—2753-2761 Coney Island avenue and 1002-1012 Avenue Y, southeast corner, Block 7430, Lots 1, 74 and 75, Borough of Brooklyn.

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ACTION OF BOARD—Laid over from October 5, 1954, to October 26, 1954, for inspection and decision; hearing closed. Applicant to submit information to Board.

137-51-BZ—Vol. III

APPLICANT—Siegel and Green, for Bell Management Corp., owner (Herald Square Garage, Inc., lessee).

SUBJECT—Application reopened June 2, 1954 as Vol. III—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district the use of roof for parking and storage of motor vehicles in building presently used as garage for more than five motor vehicles.

PREMISES AFFECTED—59-61 West 36th street, north side, 150 ft. east of Avenue of the Americas and 58-60 West 37th street, south side, 142 ft. 6 in. east of Avenue of the Americas, Block 838, Lot 10, Borough of Manhattan.

ACTION OF BOARD—Laid over from October 5, 1954, to October 26, 1954, for inspection and decision; applicant to file statement as to existing bracing of wall on adjacent building to the west; objector may file a memorandum in opposition; hearing closed.

732-51-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Cecelia Green, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles, with curb cuts and show window nearer the residence use district than is permitted.

PREMISES AFFECTED—1141-1157 Utica avenue and 5001-5011 Clarendon road, northeast corner, Block 4761. Lots 37, 39, 40, 41 and 42, Borough of Brooklyn.

ACTION OF BOARD—Laid over from October 5, 1954, to October 26, 1954, for inspection and decision without further argument; hearing closed.

902-53-BZ

APPLICANT—Haydn H. Craigwell, for Peter Sanders, owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, C area district the extension in area of existing store on first floor using more than the area permitted.

PREMISES AFFECTED—1267-1271 Fulton street, north side, 111.0 ft. east of Arlington place, Block 1848, Lots 31 and 32, Borough of Brooklyn.

ACTION OF BOARD—Laid over from October 5, 1954, to October 26, 1954, for inspection and decision without further argument; hearing closed.

351-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Trisolini, owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1275-1283 Gun Hill road, north side, from Bouck to Wilson avenues, 3201-3211 Wilson avenue and 3250-3256 Bouck avenue, Block 4734, Lot 92, Borough of The Bronx.

ACTION OF BOARD—Laid over from October 5, 1954, to October 26, 1954, at request of objectors; no further request for adjournments.

468-54-BZ

APPLICANT—Ingram S. Carner, for William Reeder owner.

SUBJECT—Application June 9, 1954—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office, and the parking of cars waiting to be serviced; and to permit the use of existing accessory building located on existing gasoline service station—located on northeast corner of Utopia parkway and the Horace Harding boulevard.

PREMISES AFFECTED—175-33 to 175-41 Horace Harding boulevard and 59-02 to 59-08 Utopia parkway, northwest corner and 175-50 to 175-60 59th avenue, Block 6890, Lot 1, Fresh Meadows, Borough of Queens.

ACTION OF BOARD—Laid over from October 5, 1954, to October 26, 1954, for inspection and decision; hearing closed.

220-51-BZ—Vol. II

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application reopened July 8, 1952 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district, the proposed building and the change in occupancy from gasoline oil selling station and the parking and storage of more than five motor vehicles, to gasoline service station, accessory building to include store, utility room, lubritorium, auto-washing, motor vehicle repairs, storage and sale of accessories and to permit the existing parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neill avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

Laid over from September 14th to October 13, 1954, for inspection and decision; then to October 26, 1954, for applicant to file revised plans showing garage on north side of lot and for decision by the Board; hearing previously closed; no further argument.

534-52-A

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application June 19, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neil avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

632-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Irving Rubber and Metal Co., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a structure using more than the area permitted, and to be used for office, loading space, junk shop for sorting, packing and baling of scrap metal and rubber (no paper or rags), with an entrance to off street loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—9517-9529 Ditmas avenue and 736-746 East 96th street, northwest corner, Block 8113, Lot 1, Borough of Brooklyn.

Laid over from October 13, 1954, to October 26, 1954, at request of the applicant.

391-54-BZ

APPLICANT—Kitzler and Nurick, for U. K. Realty Corp., owner.

SUBJECT—Application May 18, 1954—(decision of the borough superintendent) under section 21 of the zoning

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resolution, to permit in a business use, D area district the erection and maintenance of a structure using more than the area permitted.

PREMISES AFFECTED—2386-2392 Flatbush avenue, west side, 200 ft. north of Avenue T, Block 8528, Lots 65, 67 and 68, Borough of Brooklyn.

Laid over from October 13, 1954, to October 26, 1954 for inspection and decision without further argument; hearing closed.

627-39-BZ—Vol. III

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application reopened July 20, 1954, as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and rearrangement of existing gasoline service station, lubritorium, storage and sale of accessories and office; and the parking and storage of more than five motor vehicles; and to include the wholesale sale of kerosene, car washing (non-automatic), motor vehicle repairs and the parking of cars waiting to be serviced.

PREMISES AFFECTED—2642-2666 Fulton street, south side, from Pennsylvania avenue to New Jersey avenue, Block 3670, Lot 18, Borough of Brooklyn.

478-53-BZ

APPLICANT—Joseph Amaru, for James Muro and Edward Muro, owners.

SUBJECT—Application June 18, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district the maintenance of motor vehicle repair shop (including body and fender work), to existing gasoline service station, non storage garage for more than five motor vehicles, lubritorium, and car washing.

PREMISES AFFECTED—46-01 108th street, southeast corner of 46th avenue, Block 2002, lot 1, Corona, Borough of Queens.

835-53-BZ

APPLICANT—Theodore S. Nilsen, for John and Hermine Seco, owners.

SUBJECT—Application November 19, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G 1 area district, the maintenance of existing one family dwelling without the required side yard.

PREMISES AFFECTED—243-15 137th avenue, north side, 40 ft. west of 244th street, Block 13240, Lot 3, Rosedale, Borough of Queens.

297-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sylvia Griff, owner.

SUBJECT—Application March 12, 1954—(decision of the borough superintendent) under sections 7c and 19A(h) of the zoning resolution, to permit in the business use portion of plot located in a residence and business use, D area district, the demolition of existing frame structure on lot 23, and the erection of a new one-story extension, using more than area permitted; and to permit an opening from proposed extension to existing frame structure to construct one large store; and to permit a horizontal exit door between two structures; and to permit an entrance to a proposed loading area—both located in the residence use portion of plot, with the loading area less than 33 feet in depth, and less than 14 feet in height.

PREMISES AFFECTED—65-61 to 65-65 Grand avenue and 56-64 to 56-72 Hamilton place, northwest corner (Block 2719, Lots 21, 22 and 23), Maspeth, Borough of Queens.

790-49-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sylvia Griff, owner.

SUBJECT—Application reopened April 20, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—65-61 to 65-65 Grand avenue and 56-64 to 56-72 Hamilton place, northwest corner, Block 2719, Lots 21, 22 and 23, Maspeth, Borough of Queens.

355-54-BZ

APPLICANT—Burke, Green and Groh, for DeVoe Iron Works, Inc., owner.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent), under sections 7a, 7e and 21 of the zoning resolution, to permit in a business use district the demolition of metal office and storage buildings and the construction of a new one-story fireproof extension to existing iron works to house crane now in open yard and to install an additional traveling crane in new portion of building, without the required inner court along northerly lot line.

PREMISES AFFECTED—33-29 to 33-43 9th street, east side, 125.10 ft. north of 34th avenue, Block 320, Lot 10, Long Island City, Borough of Queens.

356-54-A

APPLICANT—Burke, Green and Groh, for DeVoe Iron Works, Inc., owner.

SUBJECT—Application April 30, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—33-29 to 33-43 9th street, east side, 125.10 ft. north of 34th avenue, Block 320, Lot 10, Long Island City, Borough of Queens.

398-54-BZ

APPLICANT—Patrick D. Concagh, for Jafra Holding Corp., owner.

SUBJECT—Application May 20, 1954—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in the retail use district portion of a lot located in a residence and retail use, D area district, the erection of a business building (stores, offices and factory), using more than the area permitted.

PREMISES AFFECTED—2702 East Tremont avenue, west side, 46.84 ft. south of St. Raymond avenue and 1542 Benson street, Block 3988, Lot 18, Borough of The Bronx.

425-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Nat Peterson and Herbert H. Pensig, owners.

SUBJECT—Application May 27, 1954—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, store and office; and to permit the parking and storage of motor vehicles with curb nearer the residence use district than is permitted; for a term of fifteen years.

PREMISES AFFECTED—157-21 to 157-39 Cross Bay boulevard, east side, 109.54 ft. north of 149th avenue, Block 11529, Lot 40, Ozone Park, Borough of Queens.

431-54-BZ

APPLICANT—Robert Gottlieb, for Ralph Cioffi, owner.

SUBJECT—Application June 2, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the erection and maintenance of an automobile auto laundry, conducted as the principal business of establishment, for a term of ten years.

PREMISES AFFECTED—2615 Ponton avenue, north side, 100 east of Williamsbridge road and 2616 Roberts avenue, Block 4073, Lot 40, Borough of The Bronx.

CALENDAR

452-54-BZ

APPLICANT—Henry G. Harris, for Louis Liebler, owner.
SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.
PREMISES AFFECTED—239 Stanton street, southwest corner of Willett street, Block 339, Lot 22, Borough of Manhattan.

519-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Weiss and Sons, Inc., owner.
SUBJECT—Application June 17, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence and business district the maintenance of existing use of office and drafting room in building No. 1 in conjunction with monumental works, and to permit the maintenance of existing steel rolling crane, and open storage of granite between buildings 1 and 2, and to permit building 2 to be used for Diesel engine in connection with monumental works; and to maintain building 3 with its present monumental works and machinery use, and the southern part of lot with its existing steel rolling crane and open monumental machinery consisting of a wire saw and the erection of an additional wire saw alongside present one in open area.
PREMISES AFFECTED—928-940 Jamaica avenue and 1-35 Lincoln avenue, southeast corner, Block 4109, Lot 91, Borough of Brooklyn.

529-54-BZ

APPLICANT—Max Wechsler, for Self-Service Super Market, Inc., owner.
SUBJECT—Application June 17, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the use of second story for offices and meeting room, with two exits from the second floor to street through the residence use portion of lot.
PREMISES AFFECTED—1370-1380 Jerome avenue, northeast corner of Elliot place, Block 2842, Lot 1, Borough of The Bronx.

248-54-A

APPLICANT—Lama, Proskauer and Prober and Irwin Pakula, for Mario and Susie Marani, owners.
SUBJECT—Application March 24, 1954—filed pursuant to section 35, General City Law re premises located in bed of mapped streets—proposed widening of Parsons boulevard and 75th avenue.
PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner, Block 6823, Lot 1, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 26, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 26, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

549-53-A

APPLICANT—B. & B. Cleaners and Tailors, Inc., owner.
SUBJECT—Application July 16, 1953—Appeal from a decision re an order of the fire commissioner.
PREMISES AFFECTED—198-10 Linden boulevard, south side, 280 ft. east of 198th street, Block 12619, Lot 5, St. Albans, Borough of Queens.

552-54-A

APPLICANT—Charles N. and Selig Whinston, for Louis Katz and Henry Hirsch, owners.
SUBJECT—Application June 29, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—42 East 69th street, south side, 150 ft. west of Park avenue, Block 1383, Lot 43, Borough of Manhattan.

694-49-A—Vol. II

APPLICANT—Harry Speyerer, owner.
SUBJECT—Application reopened January 5, 1954 as Vol. II—re Appeal from a decision of the commissioner of Marine and Aviation.
PREMISES AFFECTED—Foot 14th road, west side, of 100th street, 400 ft. south of 14th avenue, Block 4044, Lot 20, College Point, Borough of Queens (under section 35, General City Law—re bed of mapped street—14th road).

909-50-A—Vol. II

APPLICANT—Sidney Daub, for Moe Mandell, owner.
SUBJECT—Application reopened June 22, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—446 West 36th street, south side, 200 ft. east of 10th avenue, Block 733, Lot 62, Borough of Manhattan.

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Rudolph and Bertha Pollak.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N.B. 567-52 (building not constructed in accordance with approved plans).
PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julis DeMasi and Florence Lociceio.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).
PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNER OF PREMISES—Dominick W. Ciminiello.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.
PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Anthony M. and Sarah Capuano.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).
PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

CALENDAR

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Cono and Nancy Giardina.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglia, Jr.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rhersen and Beatrice Kaufman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 573-52 (constructed not in accordance with approved plans).

PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Henry and Dorothy Kurtz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11507-52 issued re N.B. 574-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Manuel and Theresa Molines.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Arthur and Julia Sussman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benjamin and Helen Katz.

SUBJECT—Application June 2, 1954—Revocation of Cer-

tificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Max Kanak.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.

SUBJECT—Application March 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

793-52-A

APPLICANT—Joseph Schafran, for Morton Pickman, Bess Berley and Esther Elman, owners.

SUBJECT—Application October 1, 1952—Appeal from decisions re orders of the fire commissioner.

PREMISES AFFECTED—206-10 to 206-16 86th road, 86-50 to 86-54; 86-60 to 86-64; 86-72 to 86-76; 86-80 to 86-84 and 86-92 to 86-96 208th street (Block 10590, Lot 100); 209-10 to 209-16 and 209-30 to 209-34 86th drive and 210-10 to 210-16 and 210-34 to 210-40 Grand Central parkway (Block 10592, Lot 150); 209-31 to 209-35 86th drive; 86-09 to 86-15; 86-35 to 86-39; 86-61 to 86-65 and 86-91 to 86-95 208th street; 208-26 to 208-30; 208-70 to 208-76; 208-84 to 209-90 Grand Central parkway (Block 10593, Lot 2); 206-09 to 206-15 86th road; 86-02 to 86-06; 86-18 to 86-20 and 86-26 to 86-30 208th street (Block 10599, Lot 100), Hollis, Borough of Queens.

115-54-A

APPLICANT—Burke, Green and Groh, for Anchor Coal Co., Inc., and Sunshine Coal, Coke and Fuel Oil, Inc., owners.

SUBJECT—Application February 17, 1954—Re: Transportation of fuel oil (No. 2) in tank trucks in New York City (capacity of tanks not in accordance with Fire Department specifications covering Tank Trucks).

486-54-A

APPLICANT—Fred Leef, Isadore Silverman and Samuel Feldman, d/b/a Silverleaf Realty Corp., owner (Fred-Chaite Studios Inc., lessee).

SUBJECT—Application June 16, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35 West 56th street, north side, 369 ft. east of 6th avenue (Avenue of the Americas), Block 1272, Lot 16, Borough of Manhattan.

824-53-A

APPLICANT—Bernhardt T. Berman, for Sol R. Mantell, owner.

SUBJECT—Application November 19, 1953 filed pursuant to Section 35 General City Law re premises in bed of a mapped street—Beach 68th street and an Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—68-02 Bayfield avenue, north side, 275 ft. west of Beach 67th street, Block 447, Lot 83, Arverne, Borough of Queens.

657-53-A

APPLICANT—Henry George Greene, for 517 West Realty Corp., owner.

CALENDAR

SUBJECT—Application August 14, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—513-519 West 57th street, north side, 125 ft. west of 10th avenue and 508-516 West 58th street, Block 1086, Lot 24, Borough of Manhattan.

39-54-A

APPLICANT—Leonard F. Rothkrug, for Riccardo Verдини, owner.

SUBJECT—Application January 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—81-10 102nd avenue, south side, 82.90 ft. east of 81st street, Block 9052, Lot 13, St. Albans, Borough of Queens.

40-54-A

APPLICANT—Ralph E. Stork, for Dairymen's League Co-op. Association, Inc., owner.

SUBJECT—Application January 19, 1954—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—513-523 West 24th street, north side, 455 ft. east of 11th avenue, Block 696, Lot 20, Borough of Manhattan.

63-54-A

APPLICANT—Fred C. Dahlem, for Cosmetology Publications Corp., owner.

SUBJECT—Application January 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3837-3839 White Plains road, west side, 75.31 ft. south of East 221st street, 2nd floor; Block 4655, Lot 42, Borough of The Bronx.

70-54-A

APPLICANT—Degenhardt, Miller and Lindberg, for Flushing Hospital and Dispensary, owner.

SUBJECT—Application February 2, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—44-14 Parsons boulevard, southwest corner of 45th (Franconia) avenue, Block 5199, Lots 1, 19 and 21, Flushing, Borough of Queens.

101-54-A

APPLICANT—Maurice Intrator, for Stanley Pulak, owner.

SUBJECT—Application February 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—106-19 Sutphin boulevard, east side, 40 ft. north of South road, Block 10060, Lot 28, Jamaica, Borough of Queens.

113-54-A

APPLICANT—Ferdinand Savignano, for Esterina Pelosi, owner.

SUBJECT—Application February 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1676 57th street, south side, 140 ft. west of 17th avenue, Block 5497, Lot 39, Borough of Brooklyn.

119-54-A

APPLICANT—Charles M. Spindler, for A.S.W. Operating Corp., owner (Imperial Cleaning Stores, lessee).

SUBJECT—Application February 18, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—204-06 Jamaica avenue (204-12 official), south side, 100.57 ft. east of 204th street and 98-11 to 98-21 204th street, 1st floor; Block 10834, Lots 1 and 11, Hollis, Borough of Queens.

138-54-A

APPLICANT—Aaron Gelman, for Lester T. Doyle (trustee).

SUBJECT—Application February 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1100-1104 East 177th street, southeast corner of Devoe avenue, Block 3904, Lot 1, Borough of The Bronx.

174-54-A

APPLICANT—Lama, Proskauer and Prober, for 351 Jay Realty Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—351 Jay street, east side, 150 ft. south of Myrtle avenue, Block 147, Lot 9, Borough of Brooklyn.

238-54-A

APPLICANT—M. Martin Elkind, for Eagle Metal Co., owner.

SUBJECT—Application April 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—36-27 36th street, east side, 242.71 ft. south of 36th avenue, Block 636, Lot 19, Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 3, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, November 3, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

288-54-BZ

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

SUBJECT—Application April 7, 1954—(decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit in an unrestricted use, B area and 1½ times height district the erection and maintenance of a structure in excess of height permitted and without the required loading berths.

PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

Laid over from July 20, 1954, to July 27, 1954, for further consideration and decision; hearing closed; then to October 5, 1954, at request of applicant for the purpose of furnishing revised plans in connection with this application and Cal. 289-54-A, and to obtain any additional objections that may be necessary; then to October 13, 1954, for applicant to consult with owner and report to the Board as to certain changes in plans as to insulation and combustion; then to November 3, 1954, at request of the applicant.

289-54-A

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

SUBJECT—Application April 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

700-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Millie Mayser, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories and the parking and storage of motor vehicles.

PREMISES AFFECTED—9319-9333 3rd avenue and 301-311 94th street, northeast corner, Block 6107, Lots 1, 5 and 67, Borough of Brooklyn.

CALENDAR

475-49-BZ—Vol. II

APPLICANT—O'Connell and McInerney, for Oncrest Realities, Inc., owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles

PREMISES AFFECTED—10 East 190th street, south side, 100 ft. east of Jerome avenue, Block 3189, Lots 14 and 17, Borough of The Bronx.

695-49-BZ—Vol. III

APPLICANT—Halperin, Natanson, Shivitz and Scholer, for Patsy Baselice, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit for a term of five years in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—298-306 East 140th street, south side, 104.30 ft. east of 3rd avenue, Block 2314, Lot 58, Borough of The Bronx.

559-51-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Causeway Service Station, Inc., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district the reconstruction and rearrangement of existing gasoline service station, to include lubricatorium, car wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—133-02 Jamaica avenue and 87-01 to 87-09 133rd street, southeast corner, Block 9341, Lots 1 and 3, Richmond Hill, Borough of Queens.

25-54-BZ

APPLICANT—Theodore S. Nilsen, for Lillian Fried, owner (Herman Ott, lessee).

SUBJECT—Application January 20, 1954—(decision of the borough superintendent), under section 7i of the zoning resolution, to permit in a business use district the addition of motor vehicle repair shop on first floor to existing storage garage for more than five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—327-329 East 84th street, north side, 300 ft. west of 1st avenue, Block 1547, Lot 13, Borough of Manhattan.

103-54-BZ

APPLICANT—Siegel and Green, for L.S.C. Realty Corp., owner.

SUBJECT—Application February 4, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of an outdoor skating rink with an accessory building with illuminated business signs on building, for a term of five years.

PREMISES AFFECTED—1950 Bruckner boulevard, south side, 364.8 ft. west of Pugsley avenue, Block 3677, Lots 58 and 61, Borough of The Bronx.

104-54-A

APPLICANT—Siegel and Green, for L.S.C. Realty Corp., owner.

SUBJECT—Application February 4, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1950 Bruckner boulevard, south side, 364.8 ft. west of Pugsley avenue, 1st floor; Block 3677, Lots 58 and 61, Borough of The Bronx.

152-54-BZ

APPLICANT—Robert Gottlieb, for Carl Rubman, owner.

SUBJECT—Application March 5, 1954—(decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a retail use district for a term of ten years manufacturing that is not incidental to the conduct of a retail business conducted on premises.

PREMISES AFFECTED—721 Burke avenue, northeast corner of Cruger avenue, Block 4597, Lots 5 and 9, Borough of The Bronx.

153-54-A

APPLICANT—Robert Gottlieb, for Carl Rubman, owner.

SUBJECT—Application March 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—721 Burke avenue, northeast corner of Cruger avenue, Block 4597, Lots 5 and 9, Borough of The Bronx.

191-54-BZ

APPLICANT—Charles Abrahams, for Industrial Iron and Steel Products Co., owner.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent), under section 21 of the zoning resolution, to permit in an unrestricted use, C area district the extension to existing building using more than the area permitted.

PREMISES AFFECTED—211-217 Banker street, east side, 145 ft. south of Meserole avenue, Block 2616, Lot 56, Borough of Brooklyn.

192-54-A

APPLICANT—Charles Abrahams, for Industrial Iron and Steel Products Co., owner.

SUBJECT—Application March 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—211-217 Banker street, east side, 145 ft. south of Meserole avenue, Block 2616, Lot 56, Borough of Brooklyn.

212-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruce D. MacDonald, owner.

SUBJECT—Application March 24, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit for a term of fifteen years, in a local retail use district the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—145-11 to 145-19 (145-15 official) 243rd street and 243-01 to 243-09 Mayda road, northeast corner, Block 13568, Lot 27, Rosedale, Borough of Queens.

292-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district the extension in area of existing gasoline station to include existing uses of open greasing lift and pit, store for auto accessories, car washing, motor vehicle repairs, and storage of auto accessories, and to add the parking and storage of motor vehicles on unbuilt upon portion of plot, and the relocation of gasoline pumps on unbuilt upon portion of plot, and the relocation of gasoline pumps and addition of new curb cuts.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

CALENDAR

293-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—filed pursuant to section 35, General City Law re premises located partly in bed of proposed widening of Parkinson avenue.

PREMISES AFFECTED—1231-1253 (1233 official, formerly 1138) Hylan boulevard, and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 3, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 3, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

68-42-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application reopened May 11, 1954 as to additional and change of trade names—re USG Duron (combustible trim partition, etc.) previously approved.

40-48-SM—Vol. III

APPLICANT—F. Schumacher and Company, owner.

SUBJECT—Application reopened July 13, 1954 as to new Nylon Fabrics—re F. Schumacher and Company, Nylon Woven Fabrics, previously approved.

754-52-SM—Vol. II

APPLICANT—National Gypsum Company, owner-manufacturer (Sheldon H. Cady, agent).

SUBJECT—Application reopened October 6, 1953 as Vol. II—re Gold Bond Fully Accessible Acoustical Tile Ceiling with "J" Mechanical Suspension System, approval of.

572-51-SM

APPLICANT—Weatherguard Service, Inc., owner-manufacturer.

SUBJECT—Application August 14, 1951—Everguard Ribbed Steel Cross Bridging, approval of.

403-40-SM

APPLICANT—Masonite Corporation, owner.

SUBJECT—Application reopened July 20, 1954 as to additional trade name—re Masonite for floors; previously approved.

741-53-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application October 9, 1953—Gold Bond Metal Base and Floor Clips (for use in Gold Bond Partition Systems), approval of.

316-45-SM

APPLICANT—Allentown Portland Cement Company, owner.

SUBJECT—Application reopened July 20, 1954 and amendment as to additional trade name—re Allentown Mortar Cement (also marketed as: Nazareth Mortar Cement, Dragon Mortar Cement and National Mortar Cement), previously approved.

309-46-SA

APPLICANT—Wayne Home Equipment Company, owner.

SUBJECT—Application reopened March 23, 1954—re amendment to resolution as to additional model and permission to market under additional trade names—re Wayne Oil Burner, Model O, previously approved.

899-47-SA

APPLICANT—Bryant Heater Company, owner.

SUBJECT—Application reopened July 13, 1954 as to include Bryant Model 319—re Bryant Winter Air Conditioner, previously approved.

86-47-SA

APPLICANT—Pyrene Manufacturing Company, owner.

SUBJECT—Application reopened June 22, 1954, as to amendment to resolution to include additional Air Foam Makers Around the Pump Proportioners, Pressure Line Inductors, Foam Maker Spray Head Units, Forcing Type Foam Makers and 3% and 6% High and Low Expansion Air Foam Compound—re Air Foam System (fire extinguishing system), previously approved.

534-54-SA

APPLICANT—John J. Disimilo, for Speedy Washer Manufacturing Company, owner, (Murray H. Steckel, agent).

SUBJECT—Application June 21, 1954—Speedy Washer Model LAP, approval of.

561-54-SA

APPLICANT—Arthur P. McNulty, for American Kitchens Division of Avco Manufacturing Corporation, owner (Weiss and Besserman, agent).

SUBJECT—Application June 29, 1954—American Kitchens Automatic Dishwasher, Model DW-481-P, DW-24UCA, DWF-2401 and DW-48AA, approval of.

249-54-A

APPLICANT—Loft Candy Corp., owner.

SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—38-38 9th street, northwest corner of 40th avenue (Block 476, Lot 1), Long Island City, Borough of Queens.

541-53-A

APPLICANT—Leonard F. Rothkrug, for George Donus, owner.

SUBJECT—Application June 18, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—133-18 Francis Lewis boulevard west side, 160 ft. south of 133rd avenue, Block 12969, Lot 8, Laurelton, Borough of Queens.

659-53-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings.

OWNERS OF PREMISES—George B. and Cecil A. Donus.

SUBJECT—Application August 18, 1953—Revocation of Certificate of Occupancy #84750-52 issued re Alt. 2702-52.

PREMISES AFFECTED—133-18 Francis Lewis boulevard, west side 160 ft. south of 133rd avenue, Block 12969, Lot 8, Laurelton, Borough of Queens.

167-54-A

APPLICANT—Gabriel Nathan, for Rockaway Park Series Corp., owner.

SUBJECT—Application March 10, 1954—filed pursuant to section 35, General City Law re premises in bed of mapped street—proposed widening of Regina avenue.

PREMISES AFFECTED—22-02 to 22-04 Beach Channel drive and 22-09 to 22-11 Regina avenue, southwest corner, Block 216, Lot 58, Far Rockaway, Borough of Queens.

244-54-A

APPLICANT—Abram Shlcfstein, for Dworetzky and Shlcfstein, Inc., owners.

SUBJECT—Application March 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—99 Varet street, north side, 150 ft. west of Humboldt street, Block 3106, Lot 30, Borough of Brooklyn.

CALENDAR

232-54-A

APPLICANT—Arthur Jovis, for Leah Wenig, Melba and Ruth Foldstein, owners.

SUBJECT—Application April 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—614 Gates avenue, south side, 325 ft. east of Gates avenue, Block 1816, part of Lot 16, Borough of Brooklyn.

237-54-A

APPLICANT—William H. Fuhrer, for Combination Manhattan Corp., owner (Cushmans Sons Inc., lessee).

SUBJECT—Application March 31, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21 West 34th street, north side, 450 ft. west of 5th avenue, Block 836, Lot 18, Borough of Manhattan.

336-54-A

APPLICANT—Ashford Street Talmud Torah, owner.

SUBJECT—Application March 10, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—473 Ashford street, east side, 125 ft. south of Sutter avenue, Block 4048, Lot 16, Borough of Brooklyn.

274-54-A

APPLICANT—Ludwig Hanauer, for Coster Houses, Inc., owner.

SUBJECT—Application April 12, 1954—filed pursuant to sec. 310 M.D.L. for variation of sec. 177(3) re required open spaces.

PREMISES AFFECTED—160 East 36th street, southwest corner of 3rd avenue, Block 891, Lot 46, Borough of Manhattan.

258-54-A

APPLICANT—H. E. Horwood, for Rector Studios, Inc., owner.

SUBJECT—Application March 16, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—408-412 East 93rd street, south side, 144 ft. east of 1st avenue, Block 1572, Lots 42-44, Borough of Manhattan.

243-54-A

APPLICANT—Siegel and Green, for N.L.R. Realty Corp., owner.

SUBJECT—Application March 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—71-73 East Broadway and 9 Market street, southwest corner, Block 280, Lot 27, Borough of Manhattan.

330-54-A

APPLICANT—Arthur J. McDermott, for Arthur J. McDermott, Jacob A. and Georgia Post Visel, owners.

SUBJECT—Application April 27, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—90-01 Parsons boulevard, southeast corner of 90th avenue, Block 9756, Lot 28, Jamaica, Borough of Queens.

733-52-A—Vol. II

APPLICANT—Ernest F. W. Franck, for Safeway Stores, Inc., owner.

SUBJECT—Application reopened October 13, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—874-882 Myrtle avenue, south side, 140 ft. west of Tompkins avenue, Block 1755, Lots 32, 33, 34, 35 and 36, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 5, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, November 5, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

64-27-SR—Vol. II

Proposed Revision of the Factory Exit Rules.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 9, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 9, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

139-53-BZ

APPLICANT—Leonard F. Rothkrug, for P. J. Construction Corp., owner.

SUBJECT—Application February 27, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage, nearer to side and rear lot lines than is permitted.

PREMISES AFFECTED—110-40 Jewel avenue, south side, 200 ft. west of 112th street, Block 2231, Lot 26, Forest Hills, Borough of Queens.

Laid over from September 21, 1954, to October 13, 1954, at request of applicant's representative; then to November 9, 1954, for inspection and decision without further argument; hearing closed.

723-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John Albergo, owner.

SUBJECT—Application reopened December 22, 1953 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of twenty motor vehicles on the same lot with a three family dwelling, for a term of five years.

PREMISES AFFECTED—169-177 Palmetto street, north side, 125 ft. east of Central avenue, Block 3342, Lot 55, Borough of Brooklyn.

Laid over from October 13, 1954, to November 9, 1954, for inspection, additional information from applicant and for decision without further argument; hearing closed.

945-53-A

APPLICANT—Lama, Proskauer and Prober, for John Albergo, owner.

SUBJECT—Application filed September 16, 1953—for a variation of the provisions of section 60 of the Multiple Dwelling Law.

PREMISES AFFECTED—177 Palmetto street, north side, 125 ft. east of Central avenue, Block 3342, Lot 55, Borough of Brooklyn.

372-52-BZ

APPLICANT—Renander and Miller, for Walter G. Stackler and Leonard L. Frank, owners.

SUBJECT—Application May 21, 1952 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a local retail and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubricatorium, accessory sales, motor vehicle repairs and office.

PREMISES AFFECTED—231-16 Linden boulevard and 117-04 232nd street, southwest corner, Block 12748, Lot 106, St. Albans, Borough of Queens.

CALENDAR

Laid over from October 13, 1954, to November 9, 1954, for notices to be sent to affected property owners.

242-54-BZ

APPLICANT—Charles M. Spindler, for CMH Realty Co., Inc., owner.

SUBJECT—Application April 8, 1954—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories, and office.

PREMISES AFFECTED—21-15 Jackson avenue and 46-27 to 46-35 21st street, northeast corner and 21-02 to 21-10 46th road, Block 74, Lot 1, Long Island City, Borough of Queens.

Laid over from October 13, 1954, to November 9, 1954, for inspection and decision without further argument.

397-54-BZ

APPLICANT—Patrick D. Concagh, for 309 West Street Corp., owner.

SUBJECT—Application May 20, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the demolition of existing buildings and to permit vacant plot to be used for the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—309-311 West 46th street, north side, 145 ft. west of 8th avenue, Block 1037, Lots 125 and 26, Borough of Manhattan.

Laid over from October 13, 1954 to November 9, 1954, for inspection and decision without further argument; hearing closed.

455-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Frederick H. Kreckman, owner.

SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of ten years the conversion of existing legal use (garage), to office auto body and fender work, welding and incidental auto painting and spraying.

PREMISES AFFECTED—184-186 Vermont street, west side, 141 ft. 9 in. south of Atlantic avenue, Block 3688, Lots 25 and 26, Borough of Brooklyn.

Laid over from October 13, 1954 to November 9, for inspection and decision without further argument; hearing closed.

955-23-BZ—Vol. II

APPLICANT—Siegel and Green, for 206 East 56th Street Realty Corp., owner (Park Palace Auto Service Corp., lessee).

SUBJECT—Application reopened July 20, 1954 as Vol. II—re (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a business use district the parking and storage of more than five motor vehicles on roof of existing garage for more than five motor vehicles.

PREMISES AFFECTED—206-214 East 56th street, south side, 110 ft. east of 3rd avenue, Block 1329, Lot 41, Borough of Manhattan.

1357-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Marvel I. Hory, owner.

SUBJECT—Application reopened July 20, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a

gasoline service station, lubritorium, car washing, motor vehicle repairs, store and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4467-4479 Broadway and 700-706 West 192nd street, southwest corner, Block 2180, Lot 513, Borough of Manhattan.

1148-38-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Neill Supply Co., owner.

SUBJECT—Application reopened March 9, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e, 21 and 19A of the zoning resolution, to permit in a residence use the erection and maintenance of a warehouse and office with an entrance to loading berth nearer the intersection than is permitted.

PREMISES AFFECTED—47-45 to 47-63 49th street and 49-01 to 49-07 48th avenue, northeast corner, Block 2287, Lot 1, Sunnyside, Borough of Queens.

280-41-BZ—Vol. III

APPLICANT—Paul Friedman, for Constel Realty Corp., owner.

SUBJECT—Application reopened July 27, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a storage garage for more than five motor vehicles, and a motor vehicle repair shop (including welding, painting and spraying), and to permit the parking of motor vehicles on unbuilt upon portion of plot for customers and employees.

PREMISES AFFECTED—89 Furman avenue, west side, 99.5 ft. north of Bushwick avenue, Block 3462, Lots 26, 63 and 67, Borough of Brooklyn.

539-46-BZ—Vol. III

APPLICANT—Gabriel Nathan, for SKR Holding Corp., owner.

SUBJECT—Application reopened July 7, 1954 as Vol. III re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district the change in occupancy from gasoline service station, motor vehicle repair shop, storage and parking lot to factory use.

PREMISES AFFECTED—64-13 to 64-21 Rockaway Beach boulevard, south side, 80.86 ft. east of Beach 65th street, Block 396, Lot 5, Rockaway Beach, Borough of Queens.

315-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Missouri Enterprises, Inc., Sidney Moseson and William B. Putnam, owners (Missouri Enterprises, Inc., lessee).

SUBJECT—Application reopened as Vol. II—October 20, 1953—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district for a term of ten years the erection and maintenance of a luncheonette, office, kiddie park and accessory parking of patrons cars (previously denied by the Board for lots 30 and 34).

PREMISES AFFECTED—231-12 to 231-20 Northern boulevard and 45-02 to 45-20 232nd street, southwest corner and 45-15 to 45-23 231st street, Block 8164, Lots 15, 18, 30, 34 and 37, Little Neck, Borough of Queens.

197-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

SUBJECT—Application March 12, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sales and office; and automobile showroom; and to permit the parking and storage of motor vehicles.

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PREMISES AFFECTED—58-12 to 58-30 (58-20 official) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

345-54-BZ

APPLICANT—Fred C. Dahlem, for Frank K. Paulis, owner.

SUBJECT—Application May 4, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district the parking and storage of more than five motor vehicles for patrons of Villa Bette restaurant (no fees to be charged).

PREMISES AFFECTED—45-47 City Island avenue, west side, 25 ft. north of Rochelle street, Block 5625, Lot 32, Borough of The Bronx.

582-54-BZ

APPLICANT—Samuel Rosenblum, for 156 William Street Corp., owner.

SUBJECT—Application July 6, 1954—(decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a retail use district the erection and maintenance of an office building without the required loading berth.

PREMISES AFFECTED—77-83 Ann street and 156 William street, northeast corner and 49-53 Beekman street, Block 93, Lots 17, 20, 31, 32 and 33, Borough of Manhattan.

637-54-BZ

APPLICANT—Eggers and Higgins, for Law Center Foundation, owner.

SUBJECT—Application August 2, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district the demolition of existing building (unit 1), and the construction of a structure to be used in conjunction with existing building (unit 2), using more than the area permitted at curb level and without the required rear yard across entire rear of lot and extending from street line to rear lot line, and without yard starting at curb level.

PREMISES AFFECTED—64-72 Washington place and 33-36 Washington Square West, southwest corner, Block 552, Lots 22, 24 and 25, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 9, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, November 9, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

360-53-A

APPLICANT—L. Brodsky and Sons, for Lemarsel Realty Corp., owner.

SUBJECT—Application May 1, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—8 Greene street, east side, 101 ft. 1¾ in. north of Canal street, Block 230, Lot 12, Borough of Manhattan.

490-53-A

APPLICANT—Joseph H. Sand, for Aace F. Bjerrum, owner.

SUBJECT—Application June 26, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—374 Lexington avenue, south side, 325 ft. east of Marcy avenue, Block 1804, Lot 20, Borough of Brooklyn.

303-53-A

APPLICANT—William Picker Co., for C. & W. Holding Corp., owner.

SUBJECT—Appeal from a decision re an order of the Fire Commissioner.

PREMISES AFFECTED—132 Greenwich street, west side, 24 ft. south of Cedar street, Block 54, Lot 21, Borough of Manhattan.

799-53-A

APPLICANT—Leonard F. Rothkrug, for Congregation Ahavath Israel and Talmud Torah, of East Midwood, Inc., owner.

SUBJECT—Application November 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1122 East 29th street, west side, 140 ft. south of Avenue K, Block 7628, Lot 53, Borough of Brooklyn.

372-54-A

APPLICANT—H. E. Horwood, for Colkat Inc., owner (Baker Linen Co., lessee).

SUBJECT—Application May 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—315-317 Church street, east side, 18 ft. 8 in. south of Lispenard street, cellar; Block 194, Lot 20, Borough of Manhattan.

362-54-A

APPLICANT—Technicon Chemical Co., Inc., owner.

SUBJECT—Application May 3, 1954—Re: Packaging, storage and sale of mixture known as Technicon (Clearing Agent) Dehydrant, Type C650, in glass containers (capacity of containers in excess of 32 oz., contrary to Administrative Code requirements).

638-54-A

APPLICANT—Eggers and Higgins, for Law Center Foundation, owner.

SUBJECT—Application August 2, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sections 27 re required open spaces.

PREMISES AFFECTED—64-72 Washington place and 33-36 Washington Square West, southwest corner, Block 552, Lots 22, 24 and 25, Borough of Manhattan.

338-54-A

APPLICANT—George Raymond Euell, for Marguerite Guthrie, owner (Shaffey Bashure, lessee).

SUBJECT—Application April 28, 1954—Appeal from a decision of the borough superintendent re Revocation of permit—Alt. 5114-53.

PREMISES AFFECTED—2777 Knapp street, east side, 263.66 ft. north of Shore parkway and 2776 Plumb street, Block 7546, Lot 20, Borough of Brooklyn.

488-54-A

APPLICANT—J. M. Nicholson, for the Long Island Railroad Co. (William Wyer, trustee), owner.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—91-53 121st street, northeast corner of Atlantic avenue, Block 9375, Lot 58, Morris Park Shops, Richmond Hill, Borough of Queens.

569-54-A

APPLICANT—Cole and Liebmann, for Augusta Realty Co., Inc., owner.

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SUBJECT—Application July 8, 1954—filed pursuant to sec. 310 of the variation of sec. 172, subdivision 1 of the M.D.L. re minimum dimensions of yard.

PREMISES AFFECTED—2009 Lexington avenue, east side, 14 ft. 6 in. north of East 122nd street, Block 1771, Lot 21½, Borough of Manhattan.

570-54-A

APPLICANT—Cole and Liebmann, for 2015 Lexington Avenue Realty Corp., owner.

SUBJECT—Application July 8, 1954—filed pursuant to sec. 310 of the M.D.L. for variation of Sec. 172, subdivision 1 of the M.D.L. re required yard area.

PREMISES AFFECTED—2015 Lexington avenue, east side, 58 ft. north of East 122nd street, Block 1771, Lot 20½, Borough of Manhattan.

571-54-A

APPLICANT—Cole and Liebmann, for Augusta Redman, owner.

SUBJECT—Application July 8, 1954—filed pursuant to section 310 of the M.D.L. for variation of section 172, subdivision 1 of the M.D.L. re required yard area.

PREMISES AFFECTED—2017 Lexington avenue, east side, 72 ft. 6 in. north of East 122nd street, Block 1771, Lot 20¼, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 16, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 16, 1954, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

400-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Rilous, owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district for a term of twenty years the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6625, Lot 50, Flushing, Borough of Queens.

Laid over from July 13, 1954, to November 16, 1954, for possible withdrawal in event premises is acquired for park purposes.

401-46-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Bilous, owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—re Appeal filed pursuant to section 35, General City Law re premises in bed of mapped street—75th road (previously withdrawn).

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6626, Lot 50, Flushing, Borough of Queens.

757-53-BZ

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five cars on first and second floors, to office, storage of paper stock and twine on first floor, and manufacture of paper boxes and storage of paper stock on second floor.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

Laid over from June 8, 1954, to September 14, 1954, at request of applicant. Applicant to notify property owners in affected area by registered mail within two weeks of adjourned date; then to November 16, 1954, at request of the applicant; notices to be sent by registered mail to affected owners within two weeks of date of hearing set for November 16, 1954 at 10 A. M.

758-53-A

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Concord Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

737-38-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Bridge Motors, Inc., owner (Joseph Liss, lessee).

SUBJECT—Application reopened June 15, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years the maintenance of existing parking and storage of more than five motor vehicles, and to permit the erection and maintenance of a gasoline service station and office.

PREMISES AFFECTED—1171-1185 River avenue, west side, 100 ft. south of East 167th street, Block 2496, Lot 64, Borough of The Bronx.

Laid over from October 13, 1954, to November 16, 1954, for inspection by a committee of Board, additional information from applicant and for decision without further argument; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

WEDNESDAY MORNING, OCTOBER 13, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, September 28, 1954, were

approved as printed in the Bulletin of October 5, 1954, Vol. 39, No. 40.

737-38-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Bridge Motors, Inc., owner (Joseph Liss, lessee).

SUBJECT—Application reopened June 15, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in

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a business use district, for a term of fifteen years, the maintenance of existing parking and storage of more than five motor vehicles, and to permit the erection and maintenance of a gasoline service station and office.

PREMISES AFFECTED—1171-1185 River avenue, west side, 100 ft. south of East 167th street, Block 2496, Lot 64, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Melvin Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1954, at 10 A. M. for inspection by committee of Board, additional information from applicant and decision without further argument; hearing closed.

723-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John Albergo, owner.

SUBJECT—Application reopened December 22, 1953 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of twenty motor vehicles on the same lot with a three family dwelling, for a term of five years.

PREMISES AFFECTED—169-177 Palmetto street, north side, 125 ft. east of Central avenue, Block 3342, Lot 55, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1954, at 10 A. M. for inspection, additional information from applicant and for decision without further argument; hearing closed.

945-53-A

APPLICANT—Lama, Proskauer and Prober, for John Albergo, owner.

SUBJECT—Application September 16, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—177 Palmetto street, north side, 125 ft. east of Central avenue (Block 3342, Lot 55), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dept of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1954, at 10 A. M. for inspection and decision in conjunction with Cal. 723-50-BZ, Vol. II; hearing closed.

220-51-BZ—Vol. II

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application reopened July 8, 1952 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district the proposed building and the change in occupancy from gasoline oil selling station and the parking and storage of more than five motor vehicles, to gasoline service station, accessory building to include store, utility room, lubritorium, auto-washing, motor vehicle repairs, storage and sale of accessories and to permit the existing parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neill avenue, Block 4306, Lots 13 and 14, Borough of the Bronx.

APPEARANCES—

For Applicant: William A. Giesen, Robert J. Crinnion, Vito Macina, Jr. and E. P. Cahill.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 10 A. M. for applicant to file revised plans showing garage on north side of lot and for decision by the Board; hearing previously closed; no further argument.

534-52-A

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application June 19, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neill avenue (Block 4306, Lots 13 and 14), Borough of The Bronx.

APPEARANCES—

For Applicant: William A. Giesen, Robert J. Crinnion, Vito Macina, Jr. and E. P. Cahill.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 10 A. M. for applicant to file revised plans in connection with Cal. No. 220-51-BZ, Vol. II; hearing closed.

372-52-BZ

APPLICANT—Renander and Miller, for Walter G. Stackler and Leonard L. Frank, owners.

SUBJECT—Application May 21, 1952 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a local retail and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, accessory sales, motor vehicle repairs and office.

PREMISES AFFECTED—231-16 Linden boulevard and 117-04 232nd street, southwest corner (Block 12748, Lot 106), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: John R. Monaghan, Sr.

For Opposition: Joseph E. Thomas, Edward J. Johnson and William L. Rodman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1954, at 10 A. M. for notices to be sent to affected property owners.

139-53-BZ

APPLICANT—Leonard F. Rothkrug, for P. J. Construction Corp., owner.

SUBJECT—Application February 27, 1953—(decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage, nearer to side and rear lot lines than is permitted.

PREMISES AFFECTED—110-40 Jewel avenue, south side, 200 ft. west of 112th street (Block 2231, Lot 26), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Philip Jaffee.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

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632-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Irving Rubber and Metal Co., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a structure using more than the area permitted, and to be used for office, loading space, junk shop for sorting, packing and baling of scrap metal and rubber (no paper or rags), with an entrance to offstreet loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—9517-9529 Ditmas avenue and 736-746 East 96th street, northwest corner, Block 8113, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: Mary Feinstein, Jack Feinstein, Louis Klein, Murray Blayne, Victoria Wortman, Fannie Bober, Jean Stotland, Minna Slubin, Lena Klein, Harriet Blayne and Elias H. Butler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 10 A.M. at request of the applicant.

147-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruckner Boulevard Leasing Corp., owner.

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the maintenance of existing legal high speed (automatic) auto laundry and to permit the erection and maintenance, for a term of fifteen years of a gasoline service station, lubritorium, motor vehicle repairs, storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—482-504 Utica avenue, west side, from Midwood street to Maple street, 842-850 Maple street and 861-871 Midwood street, Block 4589, Lot 95, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Seymour Lakritz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 19, 1954, at 10 A.M. for further consideration after applicant consults with owner as to entrances on the street; hearing previously closed.

242-54-BZ

APPLICANT—Charles M. Spindler, for CMH Realty Co., Inc., owner.

SUBJECT—Application April 8, 1954—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station to include gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories, and office.

PREMISES AFFECTED—21-15 Jackson avenue, 46-27 to 46-35 21st street northeast corner and 21-02 to 21-10 46th road (Block 74, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings, and John J. Saunders, Bd. of Education.

ACTION OF BOARD—Laid over to November 9, 1954 at 10 A. M. for inspection and decision without further argument.

288-54-BZ

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

SUBJECT—Application April 7, 1954—(decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit in an unrestricted use, B area and 1½ times height district the erection and maintenance of a structure in excess of height permitted and without the required loading berths.

PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 3, 1954, at 10 A. M. at request of the applicant.

289-54-A

APPLICANT—Leonard F. Rothkrug for Liebmann Breweries, Inc., owner.

SUBJECT—Appeal filed April 7, 1954, from a decision of the borough superintendent.

PREMISES AFFECTED—926-936 Flushing avenue, and 12-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 3, 1954, at 10 A. M. in conjunction with Cal. No. 288-54-BZ, at request of the applicant.

391-54-BZ

APPLICANT—Kitzler and Nurick, for U.K. Realty Corp., owner.

SUBJECT—Application May 18, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a structure using more than the area permitted.

PREMISES AFFECTED—2386-2392 Flatbush avenue, west side, 200 ft. north of Avenue T (Block 8526, Lots 65, 67 and 68), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1954 at 10 A. M. for inspection and decision without further argument; hearing closed.

397-54-BZ

APPLICANT—Patrick D. Concagh, for 309 West 46th Street Corp., owner.

SUBJECT—Application May 20, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the demolition of existing buildings and to permit vacant plot to be used for the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—309-311 West 46th street, north side, 145 ft. west of 8th avenue (Block 1037, Lots 125 and 26), Borough of Manhattan.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: Carl H. Sievers and Moses Hymes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF THE BOARD—Laid over to November 9, 1954 at 10 A. M. for inspection and decision without further argument; hearing closed.

455-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Frederick H. Kreckman, owner.

SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution to permit in a residence use district, for a term of ten years, the conversion of existing legal use (garage) to office, auto body and fender work, welding and incidental auto painting and spraying.

PREMISES AFFECTED—184-186 Vermont street, west side, 141 ft. 9 in. south of Atlantic avenue, Block 3688, Lots 25 and 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Michel C. Curci, Marie Grasso, Rose Chiappisi, Angelina Cerrone, Fannie Tosto, Peter Tosto, Margaret Peclone, Anna La Marca, Attilio Braga, Jacob Lowenstein, Joseph Sciane, Luciall Cerrone and Mary Sciane.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Laid over to November 9, 1954 at 10 A. M. for inspection and decision without further argument; hearing closed.

480-24-BZ—Vol. II

APPLICANT—Jack Oxenhandler, for Lena Oxenhandler, owner, Bell Service Station, lessee.

SUBJECT—Application April 9, 1954 (decision of the borough superintendent), under sections 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension in area of existing gasoline service station, to include lubritorium, auto laundry, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot (previously denied, for a garage for more than five motor vehicles).

PREMISES AFFECTED—1925-1931 Broadway and 2018-2032 Eastern Parkway extension, northeast corner, Block 3472, Lot 106, Borough of Brooklyn.

APPEARANCES—

For Applicant: Abram Shlefstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 11, 1954, subject to regular procedure, to consider reconstruction of existing gasoline service station; and

WHEREAS, a public hearing was held on this application on September 14, 1954, after due notice by publication in the Bulletin; laid over to October 13, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Eastern Parkway extension and Broadway are in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 10, 1954 acting on Alt. Applic. 280-54, reads:

"1. The proposed reconstruction and extension of the present gasoline service station, office and grease pit to include gasoline service station, office, lubritorium, auto laundry, repairing of motor vehicles and the parking and

storage of more than five motor vehicles partly in a business and partly in a residence use district is contrary to the Zoning Resolution, Art. II, Sect. 4(a) (29) (46), (52) and Art. II, Sect. 3."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 ft. frontage by 130 ft. in depth; that the original lot of 60 ft. by 100 ft. fronting on Broadway is the lot upon which there is located a building of 21 ft. 9 in. by 15 ft. 4 in., one story in height, used as an office for the gasoline service station; that the other two lots, a 30 ft. by 50 ft. lot fronting on Eastern Parkway extension and a 19 ft. 7/8 in. by 25 ft. interior lot, upon which there are no buildings and which were recently purchased from The City of New York; that the whole plot is located within a business use district with the exception of the 30 ft. by 50 ft. lot which is zoned residential; that it is proposed to reconstruct and extend accessory building to an area of 28 ft. by 76 ft. one story, 13 ft. 4 in. in height, of class 3 non-fireproof construction, to be used as lubritorium, auto laundry, motor vehicle repairs, gasoline service station and office, and parking and storage of more than five motor vehicles upon unbuilt portions of lot; that no additional pumps are to be installed, but will be relocated; that no change is to be made to the existing six 550-gallon gasoline tanks, but four additional 550-gallon gasoline tanks are to be installed; and

WHEREAS, the applicant contends that the existing gasoline station has been in operation since 1924 and was erected prior to the prohibition of gas stations in a business district; that this station has been in operation with fire department permits yearly and has a certificate of occupancy; that owing to the change in character of the neighborhood and to the change in practical layouts, including accessory uses to gas stations, it is requested to permit this antiquated station to be brought in harmony with other modern stations and thus add to the number of improvements on this busy thoroughfare; and

WHEREAS, the applicant states that the present owner has held title to the property since May 15, 1946; that the assessed valuation of the land is \$18,050 and of the buildings \$2,750, making a total of \$20,800; that the building was erected 1924; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7c, to permit the lawfully existing gasoline service station to be reconstructed and extended as to additional property, substantially as proposed and as indicated on plans filed with this application, marked "Received April 9, 1954" (2 sheets), "September 14, 1954" (2 sheets), on condition that all buildings and uses not proposed to be retained shall be removed from the premises and the proposed accessory building shall be constructed substantially as indicated on such plans; that the premises shall be leveled substantially to the grade of the abutting streets; that the accessory building shall be of the design and arrangement as proposed and in all other respects shall comply with the requirements of the Building Code; that there shall be no cellar under the building; that there shall be no openings in the wall of the accessory building to the east and north; that on the lot lines there shall be constructed a masonry wall of face brick to a total height of 5 ft. 6 in. as proposed and shown, properly coped except that such walls may be reduced to a height of not less than 4 ft. 6 in. within 10 feet of either street building line; that pumps shall be of a low approved type, erected not nearer than 15 ft. to the street building line as shown; that the number of gasoline storage tanks shall be restricted to a total of ten 550 gallon tanks; that the balance of the premises where not occupied by accessory building, walls and pumps shall be paved with concrete or asphaltic paving; that the sidewalks and curbing

MINUTES

around the premises shall be reconstructed or restored to the satisfaction of the Borough President; that curb cuts shall be restricted to two, each 30 feet in width to Eastern Parkway and two 20 ft. in width to Broadway; that no portion of any curb cut shall be nearer than 5 feet to a lot line as prolonged; that signs shall be restricted to a permanent sign attached to the accessory building and the illuminated globes of the pumps, excluding all temporary signs and roof signs, but permitting the erection within the building line at the intersection of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale; that such sign may extend for a distance of not over 4 feet beyond the building line; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be minor repairs with hand tools only for adjustment and maintained only within the accessory building; that under section 7c there may also be parking and storage of cars on the premises, but only on such parts as will not interfere with the service of the station; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

441-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Coscia, owner.

SUBJECT—Application January 5, 1954 (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the alteration and extension of existing building, using more than the area permitted and without the required rear yard; and to permit the change of use from storage garage for more than five motor vehicles and auto repair shop to storage garage for more than five motor vehicles, auto repair shop, lubrication, car washing and office on first floor, and storage garage on second floor (previously withdrawn without prejudice).

PREMISES AFFECTED—353-367 91st street, north side, 154 ft. 8½ in. west of 4th avenue, Block 6081, Lots 77, 78 and 79, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Mae Moran, Marcia Kaufman, Ann Moran, Joe Letto and Daniel J. Gagliardi.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Keating 1

Negative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connors 3

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 19, 1954 subject to regular procedure, Vol. I having been previously withdrawn; and

WHEREAS, a public hearing was held on this application on September 14, 1954 after due notice by publication in the Bulletin; laid over to October 13, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1½ height district; 91st street is in residence and business use, C area, class 1¼ height district; 4th avenue is in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated December 7, 1953 acting on Alt. Applic. 4689-53, reads:

"1. The extension and reconstruction of a structure used as a garage for more than 5 motor vehicles for use as storage garage for motor vehicles, lubrication, minor auto repairs, car washing and office in a residence use district is contrary to the Zoning Res. Art. II, Sect. 3.

2. The extension of a structure beyond the area permitted by the Zone Resolution, Art. IV, Sect. 13 in a 'C' area district is contrary to that section.

3. A rear yard at the curb level is required by Sect. 17, Art. IV of the Zoning Resolution of the depth required by Sect. 13, Art. IV."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 ft. ⅛ in. frontage by 100 ft. ¾ in. in depth; that the premises are presently developed at the westerly end with a 2½-story frame dwelling; that the center portion of the site is developed with a masonry building having a frontage of 50 ft. and a depth of 100 ft. ¾ in. on the 1st floor and 25 by 66 ft. on the 2nd floor; that the building was erected before 1916; that there were no permits for its original erection and the building was altered under Alt. 2775-16; that certificate of occupancy No. A-211 was issued to use the 1st floor as a garage and the 2nd floor as a repair shop; that the building at the present time is being used as a garage for 5 trucks, two 550 gallon gas tanks, two dispensing pumps, beer storage, two car garage, auto repair shop, lubrication and repairs on the 1st floor and as a factory on the 2nd floor; that it is proposed to alter and extend this building to 100 ft. frontage by 100 ft. ¾ in. in depth on the 1st and 2nd floors, will be made entirely fireproof and used as a storage garage, office, car wash, lubrication and minor repairs on the 1st floor and as a storage garage on the 2nd floor; and

WHEREAS, the applicant contends that the present garage has a present legal use for more than five motor vehicles and it is proposed to extend this use; that minor repairs are permitted in a present legal garage and it is proposed to continue said use; that there is a vital need for parking and storage of motor vehicles and the proposed extension will help fill this need; that the building will be modernized and fireproofed and therefore will improve the appearance of the community; that the present parking lot in block 6086, lot 6 within the affected area is partly in a residence zone, and therefore a non-conforming use; that lot 34 immediately adjoining to the rear is also used for parking; that therefore the proposal with its present garage use will continue to be in keeping with its extended garage facilities; that the present building does not have a rear yard at the first tier so that the proposal to continue this condition in an extended manner will not affect the block; that lots 31, 33 and 74 have private garages at their rear lot lines so that the leaving of a rear yard on the site in question would not benefit the adjoining lots; that the site has an area of 15,010 sq. ft., the present dwellings and its legal courts and yards equal 2,271 sq. ft., so that the remaining area is 12,739 sq. ft.; that it is permissible to build on 60% or 7,643 sq. ft., so that the proposed building area of 10,000 sq. ft. exceeds the allowable by only 2,357 sq. ft.; and

WHEREAS, the applicant states that the present owner has held title to the property since July 31, 1947; that the assessed valuation of land is \$21,000 and of the buildings \$21,000, making a total of \$42,000; that the building was erected prior to 1916; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the zoning resolution and that the applicant failed to substantiate a basis under section 21 of the zoning resolution as to practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on Atl. Applic. 4689/53, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

190-54-BZ

APPLICANT—Henry Nordheim, for Felix and Sadie Itkin and 415 Sound View Avenue, Inc., owners.

SUBJECT—Application March 10, 1954 (decision of the borough superintendent), under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the extension to existing laundry, using more than the area permitted and without the required rear yard.

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PREMISES AFFECTED—415-421 Sound View avenue, west side, 10.91 ft. north of Underhill avenue and 416 Leland avenue, Block 3498, Lots 30, 31 and 32, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 14, 1954 after due notice by publication in the Bulletin; laid over to October 13, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Sound View avenue, Leland avenue and Underhill avenue are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 11, 1954 acting on Alt. Applic. 80-54, reads:

"1. The proposed extension of a laundry in a Residence use district is contrary to Sect. 3 of the Zon. Res.

2. A rear yard and ground coverage must comply with Sect. 14 of the Zon. Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 113.76 ft. and 50 ft. frontage by 194.8 ft. in depth, irregular, on which is located a building 56.88 ft. front by 194.8 ft. in depth, one story, 13 ft. in height, of class 3 construction, used as a steam laundry, for which certificate of occupancy No. 2732-25 has been filed; that on the open yard is located a wooden shed and an open shed; that it is proposed to demolish shed and erect an extension to cover balance of plot, one story, 13 ft. in height, of class 3 construction; and

WHEREAS, the applicant contends that the building on lot 32, block 3498, now occupied as a steam laundry, is very inconvenient for unloading delivery trucks at its entrance on 416 Leland avenue and requires that all trucks drive around the block to make delivery; that in addition, there is but one doorway on that side of the building which has the tendency of causing a lineup of trucks early in the morning, when most deliveries are made; that this being otherwise a quiet residential street, this trucking has been a source of annoyance to the neighbors due to the noise of the backing of trucks and the shouting of the drivers; that the owner now proposes to erect an extension fronting on Sound View avenue on the north side of the building, to be 56.88 ft. front by 92 ft. on its south line and 65.54 ft. on the north line by 50 ft. rear; that it is proposed to demolish two windows of the north wall of the present building, converting these openings to doorways between the two buildings; that it is proposed to occupy this new extension for receiving and delivery purposes and all trucks will then be driven into the extension, where all unloading and reloading will be done; that with this arrangement all unloading will then be discontinued at the Leland avenue entrance and will also take the trucks off the street at the Sound View avenue entrance; that this laundry building was established December 15, 1925; that there are many other business buildings along Sound View avenue in spite of this type of occupancy, the district was rezoned, as late as April 25, 1945, to a residence use district; that even though the proposed extension is in a residence use district, the removal of trucking from the Leland avenue side and the removal of loading for delivery on the Sound View avenue side will be a decided improvement for both streets with such activities carried on indoors; that lots 30 and 31 have at present a small wooden shed occupied for the storage of soap used by the laundry, and the balance, from that shed to the rear lot line, there

is an open wooden shed under which trucks have been parked at night; that there is also a dilapidated fence along the street frontage and all of this would be demolished; that the new extension will have red face brick to match the brick work of the laundry building, with an overhead door at its entrance, concrete paved floor and fire doors at the openings between it and the laundry building, which doors will operate automatically; that it seems reasonable for the owner of lots 30 and 31 to claim hardship with two lots situated adjoining a steam laundry and limited to only a residential use; that as to objection No. 2, requiring rear yard and limited ground coverage, it may be noted that the front lot line cuts a very sharp angle with 92 ft. on the southerly line to 65.54 ft. on the northerly line, a difference of 26.46 ft.; that this shape then makes about 25 ft. useless at the front end of the lot; that there would be no disadvantage to adjoining property at the rear if the extension is erected on the rear lot line; that it would not obstruct light or ventilation for the reason that there now exists a deep rear yard on that lot; that likewise, there would not accrue any benefit to side adjoining land by leaving a side court on a lot already crippled with an angular front line; and

WHEREAS, the applicant states that on April 26, 1945, the use was changed from business to residence, the height was changed from 1½ to 1 and the area was changed from A to D; and

WHEREAS, the applicant states that the present owner has held title to lots 30 and 31 since 1924 and to lot 32 since June 6, 1946; that the assessed valuation of land is \$11,200 and of the buildings \$36,000, making a total of \$47,200; that the building was erected December 15, 1952; and

WHEREAS, the remises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the zoning resolution, as to use, and that the applicant has substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c as to extension of use, and Section 21 as to extension of area, to permit an extension of the lawfully existing laundry establishment, substantially as proposed and as indicated on plans filed with this application, marked "Received June 11, 1954" (1 sheet). "March 10, 1954" (3 sheets) and "October 6, 1954" (1 sheet), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that there shall be no windows in the rear wall of the proposed extension; that the boiler room shall be enclosed in fire-proof walls and enterable only from the exterior of the building; that the existing door to Leland avenue shall be blocked up with approved masonry and there shall be no loading or unloading on Leland avenue; that such fire-fighting equipment shall be installed and maintained as the Fire Commissioner shall direct; that the building shall not be further increased in height or area; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution and a new Certificate of Occupancy shall be obtained.

741-49-BZ—Vol. II

APPLICANT—Michael Dellacona, for Michael and John Dellacona, owners.

SUBJECT—Application April 10, 1953 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a local retail use district the extension to accessory building on existing gasoline service station (previously granted by the Board), and the addition of two gasoline storage (550 gallon) tanks.

MINUTES

PREMISES AFFECTED—241-15 Hillside avenue and 83-50 to 83-68 242nd street, northwest corner, Block 7909, Lot 1, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Jos. B. Lynch and Michael Dellacona.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 28, 1953 subject to regular procedure, to consider amendment as to enlargement of accessory building and additional tanks; and

WHEREAS, a public hearing was held on this application on September 21, 1954 after due notice by publication in the Bulletin; laid over to October 13, 1954, for further consideration after applicant files revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Hillside avenue are in a local use, D area, class 1 height district; 242nd street is a local retail use, D and F area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 18, 1954 acting on Misc. Applic. 1476-53, reads:

"1. Proposed installation of two (2) additional gasoline tanks is contrary to the resolution of the Board, Cal. 741-49-BZ."

and

WHEREAS, the decision of the borough superintendent, dated April 20, 1953 acting on Alt. Applic. 618-53, reads:

"1. Proposed extension to existing gasoline service station accessory building in a Local Retail Use District is contrary to Art. II Sec. 4c zoning resolution and also contravenes Cal. #741-49-BZ, Bd. of S. & A."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, on which is located a gasoline service station granted by the Board for 15 years (expires March 21, 1965), for which certificate of occupancy No. 68466-50 has been filed; that it is proposed to erect a two-bay extension 20 ft. by 44 ft. to the existing accessory building; that this extension will be of the same design and layout as the present building and the face brick will be similar; that the extended area will be used for lubrication and minor repairs and there will be no change from any use permitted in the original resolution or the certificate of occupancy filed with the application; that it is further proposed to install two additional 550-gallon gasoline tanks for a total of ten such tanks; that there will be no change in any curb cuts, pump islands, signs, lot line walls, etc.; and

WHEREAS, the applicant contends that the present use was established by virtue of a variance granted by the Board for a term of 15 years expiring March 21, 1965; that annual fire department permits have been obtained and that the station has been continuously operated by the present owners; that due to the growth of the neighborhood, particularly the new homes on 242nd street, there is need for expansion of the accessory building so that vehicles may be properly serviced; and

WHEREAS, the applicant states that the present owner has held title to the property since April 3, 1952; that the assessed valuation of land is \$12,000 and of the building \$23,000, making a total of \$35,000; that the building was erected in 1950; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board;

Resolved, that the Board of Standards and Appeals does amend the resolution adopted on March 21, 1950, by adding thereto:

"that in the event the owner desires to extend the accessory building as proposed and shown on plans

marked 'Received June 15, 1954' (5 sheets), as amended by plans marked 'Received October 8, 1954' (3 sheets), such proposed extension may be constructed, provided it is of the dimensions and at the location shown on revised plans marked 'Received October 8, 1954' and the additional uses therein proposed may be permitted, on condition that the door shown in the rear shall be omitted and in its place there may be a gate in the fence from 242nd street for access to the planted area at the northerly side in the rear; that all the planting as proposed and shown shall comply in all respects with the resolution adopted by the Board on March 21, 1950 and all other requirements of such resolution shall be complied with where not inconsistent with this amended resolution; that there shall be no cellar under the accessory building extension and the extension shall in all other respects comply with the Building Code; that there may be two additional gasoline storage tanks, making a total of ten approved 550 gallon tanks; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution."

930-53-BZ

APPLICANT—Julius S. Rapson, for Louis F. Whitman, owner.

SUBJECT—Application December 29, 1953 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the extension of existing two family dwelling.

PREMISES AFFECTED—138-45 224th street, east side, 120 ft. north of 139th avenue, Block 13138, Lot 13, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Julius Rapson, Louis F. Whitman and Max M. Lowe.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 13, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 224th street and 139th avenue are in a residence use, G-1 area, class 1/2 height district; and

WHEREAS, the decision of the borough superintendent, dated December 16, 1953 acting on Alt. Applic. 1467-53 and superseded by Alt. Applic. 1467-53 dated July 15, 1954, reads:

"1. Proposed extension to a two family dwelling which is now located in a G-1 district is contrary to Art. 4 Sec. 16C(a) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 100 ft. in depth, on which is located a building, two-story and attic, two-family frame dwelling on a plot 50 ft. by 100 ft.; that the building was erected in 1924 and converted to a two family dwelling under Alt. Applic. 6695-38, when the property was in a D area; that the zone was changed to G-1 on June 30, 1952; and

WHEREAS, the applicant contends that the owners have three children who are now at the age where they require separate bed rooms, and it becomes necessary to make this extension; that it is certainly a hardship for a family of this size to continue living in three rooms, and it would be a greater hardship to attempt to erect a new building to meet their housing needs; that the owners need the income from the apartment on the 2nd floor to help pay for the maintenance and upkeep of the house; and

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WHEREAS, the applicant states that the present owner has held title to the property since December 20, 1950; that the assessed valuation of land is \$2,200 and of the buildings \$8,300, making a total of \$10,500; that the building was erected 1928; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 to permit the lawfully existing two-family residence building to be extended and continued for two families as proposed and as indicated on plans filed with this application, marked "Received December 29, 1953," (4 sheets), "February 18, 1954" (2 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and that the building shall not be further increased in area and occupancy and that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

49-54-BZ

APPLICANT—Frank J. Ross, for Terigio Cavalli and Joseph Bassani, owners.

SUBJECT—Application January 28, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district, the maintenance of existing one family, two story brick dwelling and one car garage, nearer to street line than is permitted.

PREMISES AFFECTED—2019 Hobart avenue, southwest corner of East 194th street, Block 4240, Lot 30, Borough of the Bronx.

APPEARANCES—

For Applicant: Peter R. Viscardi.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 13, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, E area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 25, 1954 acting on N.B. Applic. 802-53, reads:

"1. In an E district no portion of any building shall be erected nearer than 10' to the street line of any street as per Art. IV Sect. 15(a) of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 90 ft. in depth, on which is located a building 16 ft. 4 in., front by 44 ft. in depth, 2½ stories, 28 ft. 6 in. in height, of class 3 construction, to be used as one-family dwelling and one-car garage; that it is proposed to permit the building to remain as presently constructed; and

WHEREAS, the applicant contends that prior to construction of building, surveyor in laying out the location of proposed site, failed to note that corner plot was supposed to be 26 ft. 4 in. in width facing Hobart avenue and interior lot to be 23 ft. 8 in., but made each plot 25 ft. wide; that this error continued through to the general contractor who

also failed to note this mistake; that the error was finally discovered when final survey was made; that the building itself has been well constructed and has not deterred from approved plans; that the required setback in an E district is 10 ft. from either corner, but the building in question is only set back 8 ft. 8 in.; that the setback from East 194th street which has not been maintained is not serious as adjoining buildings surrounding the site are themselves closer to the street line than the required zoning, and it is felt that property owners of these buildings will not complain as to the error which has been made; that the owners of the site in question would never have constructed the building closer than the required setback knowing that the final survey would reveal this mistake and delay the issuance of a certificate of occupancy; and

WHEREAS, the applicant states that the present owner has held title to the property since June 19, 1953; that the assessed valuation of land is \$1,850 and of the building \$17,000, making a total of \$18,850; that the building was erected 1953; and

WHEREAS, the applicant stated at the hearing that the front yard complied and that the stairs to the front yard do not encroach and are the required dimension; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to area to permit the side yard as proposed and as indicated on plans filed with this application, marked "Received January 28, 1954" (4 sheets), "March 17, 1954" (1 sheet), "July 28, 1954" (1 sheet) *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of this resolution.

Adjourned: 12:30 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

WEDNESDAY AFTERNOON, OCTOBER 13, 1954,
2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

247-52-A—Vol. II

APPLICANT—H. E. Horwood, for Webster-Hutton Co., owner (D. Kaltman and Co., Inc., lessee).

SUBJECT—Application reopened January 12, 1954 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—3200 Jerome avenue and 15 Van Cortlandt Park east, northeast corner, Block 3323, Lot 36, Borough of The Bronx.

APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors..... 4

MINUTES

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated December 11, 1953, repeating Order #82564 LC issued by the Fire Commissioner February 5, 1951, reads:

"In reply to your inquiry of December 1, 1953, please be advised of the following:

On October 30, 1953, this Department considered and denied the request for the waiving of the installation of a sprinkler system.

Therefore, in order to enable you to appeal from this decision, Order No. 82564-LC issued February 5, 1951, is quoted herewith:

'D. Kaltman & Co. Inc.
3200 Jerome Avenue
Bronx, N. Y.

Sirs:

With reference to your application dated recent for a permit to conduct a wholesale drug store at above premises, it is regretted that this Department is without power to grant such a permit for the reason: No permit shall be issued for a wholesale drug store in any building which is not equipped with a fire extinguishing system approved by the Commissioner. Sec. C19-136.04.

'YOU ARE THEREFORE HEREBY ORDERED TO:

1. Discontinue maintenance of wholesale drug house on above premises.

NOTE: Within thirty days this order may be appealed to the Board of Standards and Appeals under the provisions of the New York City Charter. Appeal forms may be obtained at Room 1014, Municipal Building, Manhattan."

and

WHEREAS, the applicant states the building is 1 story, 22 and 23 ft. 4 in. in height, 200 ft. by 120.60 ft. in area, of Class 1 construction, erected in 1928 on a lot 200 ft. by 120.60 ft. in area, in a business use, B area, Class 1½ height district; used and occupied since October, 1950, as follows: Cellar—boiler room, 0 persons; basement—office, shipping and stock, 30 persons; 1st floor—stockroom, 20 persons; no change in use or occupancy is proposed. The building is equipped with an approved standpipe system; there is one 44 in. wide interior steel stairs enclosed with 8 in. blocks, equipped with fireproof, self-closing doors leading direct to street and provided with ladder and scuttle to roof. One fire escape on the southwest side extends to street by ladder; window and door openings on course thereof are fireproof, self-closing; and

WHEREAS, Certificate of Occupancy #8051 issued November 3, 1950, upon completion of work under Alt. App. 642/50, permits the following use and occupancy: Cellar—boiler room; basement, pharmaceutical warehouse and office, 13 persons; 1st floor—pharmaceutical warehouse, 10 persons, and contains the noted "Fire Dept. approval of fire-extinguishing equipment received." and

WHEREAS, the Board on July 15, 1952, denied an appeal from Fire Department Order #82564 LC after inspection by a committee of the Board; and

WHEREAS, the applicant contends that at the time the matter was originally before the Board the committee on inspection remarked that there were large quantities of loose paper and empty cartons which it had been the custom to keep and reuse when customers' orders were shipped; that this practice has now been discontinued and all such material is removed daily and all re-shipping is done with new cartons which are received flat in packages and stored in the enclosures shown on plans filed with this appeal; and

WHEREAS, the applicant states that it is proposed to enclose the storage space for empty cartons in 4 in. fireproof block partitions with 1-hour fire test doors and to install sprinkler heads connected to the house supply ceiling of this enclosure; and

WHEREAS, the applicant contends that the inside area of each of the two stories is but slightly in excess of 10,000 sq. ft. which the Fire Dept. rules state is the limit per-

mitted without sprinkler protection, but no consideration is given to the fact the building is low in height, of fireproof construction throughout and the quantities of chemicals stored are far below those permitted in a non-fireproof building of slightly less area; and

WHEREAS, the applicant contends there are 117 different items permitted in a wholesale drug house but this premises stores only about 40 and with few exceptions the amounts stored are less than permitted in a retail drug store; that the building was erected in 1928 and altered in 1950 for its present use and certificate of occupancy obtained containing the note "Fire Dept. approval of fire extinguishing equipment received."; that the building is completely fireproof, only 1 story and basement in height and is equipped with a standpipe system and faces on two streets; that there are five doorways leading direct to the street from the basement story and a 44 in. stairway, fireproof enclosed, from 1st floor to street as well as a large ramp and fire escape at the south end with fireproof door at floor level leading thereto; that there are no manufacturing, compounding, re-filling or laboratory operations or open flames on premises; that all articles are re-shipped in original containers; that no substances dangerous by contacting water or with each other are on the premises; that there are three fire hydrants and a city fire alarm box on the Van Cortlandt Park East side and one on the Jerome Avenue side; that the basement story has metal and glass partitions separating the office and shipping room from the storage area; that approximately 4000 sq. ft. is used for offices and shipping space and 6500 for storage and stockroom; the 1st floor is open except for the fireproof enclosed narcotics room and proposed enclosure for empty cartons and the open area is only about 600 sq. ft. in excess of the permitted 10,000 sq. ft.; and

WHEREAS, the premises was inspected by a committee of the Board, which noted the new enclosure for the excelsior, but in view of type of occupancy of the building, found that the appeal should not be granted.

Resolved, that the decision of the Fire Commissioner, as to Order #82564 LC, Objection 1 be and it hereby is affirmed and that the appeal be and it hereby is denied.

79-54-A

APPLICANT—Burke, Green and Groh, for Joseph L. Costa, owner.

SUBJECT—Application February 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—34-45 Francis Lewis boulevard, east side, 182 ft. 10. north of Jordan street, Block 6077, Lot 51, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Julius F. Pokora.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 7, 1954 on Alt. Applic. 2892/53, reads:

"1. Proposed change of use from residence to office in a frame building within the fire limits is contrary to Sec. C26-247.0 of the Administrative Building Code."

and

WHEREAS, the applicant states that the building is 2½ stories, 31 ft. in height, 22.4 ft. by 44.4 ft. in area, of class 4 construction, erected 1907, located on a lot 232 ft. front by 149 ft. in depth, in a local retail use, D area, class 1 height district, and used and occupied since July 1953; cellar—storage; 1st floor—residence and office; 2nd floor—residence; attic unfinished; that the building is provided with two in-

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terior 4 ft. 6 in. wide wood stairs, frame enclosed, with stair hall leading direct to street; and

WHEREAS, no certificate of occupancy has been issued for this building; and

WHEREAS, violation No. 4459-53 was issued October 10, 1953 for changing the occupancy of a two story frame dwelling to office use (real estate) contrary to section C26-186.0 of the Administrative Code; and

WHEREAS, plans filed with this appeal indicate that the building in question is located on a lot fronting 45.35 ft. on Francis Lewis boulevard and having a depth of 134.21 ft.; and

WHEREAS, the applicant states that the property was zoned for business use for many years and recently changed to a local retail use district; that the building has been used as a residence since 1907; that the present owner took title to the premises on July 15, 1953 for the express purpose of using it as a residence and converting a front room into an office for the conduct of his own business as a real estate broker; and

WHEREAS, the applicant requests that the Board grant a variance so as to permit the use of a real estate business in a frame building within the fire limits.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 2892/53, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the use of the first floor of the premises for real estate broker's office and for no other business use and with the second floor residence use continued; *on condition* that the building shall not be increased in height or area and no other uses are maintained; that signs shall comply with the requirements for a retail district; and that no other use shall be maintained on the plot.

341-54-A

APPLICANT—Joseph Lau, for Elaine McCrea, owner.

SUBJECT—Application (Restored to the docket 7/20/54) filed pursuant to Sec. 310 of the MDL for variation of the requirements of Sec. 27 subdivision 2(b) of the Multiple Dwelling Law as to minimum dimensions of yard; and variation of section 102 subdivision 6(j) and sections 103, 104 and 105 of the MDL as to exits.

PREMISES AFFECTED—297 10th avenue and 501-503 West 27th street, northwest corner, Block 699, Lot 30, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau and J. E. McCrea.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was originally filed April 28, 1954 based on objection a3 issued by the Borough Superintendent April 27, 1954 on Alt. Applic. 1955/53, based on a proposed alteration of the building to furnished rooms; and

WHEREAS, a public hearing was held by the Board on this application under date of May 25, 1954 at which time the application was withdrawn to prepare revised plans for submission to the Borough Superintendent in view of the enactment of local law No. 24 as to single room occupancy; and

WHEREAS, the Board, on July 20, 1954 restored this application to the docket to consider a new decision of the Borough Superintendent based on amendment to Alt. Applic. 1955/53 to convert the premises to a class B multiple dwelling hotel; and

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1954 on amendment to Alt. Applic. 1955/53, reads:

"a1. Proposed change from a Lodging House to Class B occupancy (Hotel) is prohibited unless the entire bldg.

is shown to conform to all of the requirements applicable to multiple dwellings erected after April 18, 1929. Bldg. does not conform to the above provisions as follows:—

a2. Provide a yard 10 feet in depth extending across entire width of lot. Sec. 27 subdiv. 2b, M.D. Law. Note—present yard only 8 feet in depth.

a3. Provide two fire stairs in conformity with the provisions of Section 102 subdiv. 6j and Sections 103, 104 and 105 of the M.D. Law."

and

WHEREAS, the applicant now states that the building is six stories, 70 ft. in height, 24 ft. 8¼ in. by 100 ft. in area at 1st floor, 24 ft. 8¼ in. by 92 ft. in area at typical floor, of fireproof construction, erected 1902, located on a lot 24 ft. 8¼ in. front by 100 ft. in depth, in an unrestricted use, B area, class 2 height district, and used and occupied since 1902; cellar—boiler room, storage and house laundry, no persons; 1st floor—dining room and kitchen, 74 persons; 2nd floor—chapel, offices, sitting room and chamber, 42 persons; 3rd floor—23 cubicles; 4th floor—23 cubicles; 5th floor—22 cubicles; 6th floor—8 chambers, community kitchen and 3 storage rooms, for which use and occupancy, Certificate of Occupancy #37110 was issued April 20, 1950 upon completion of Alt. Applic. 2086/48, which described the building as an heretofore erected existing Class B lodging house (Salvation Army); and

WHEREAS, this certificate of occupancy superseded Certificate of Occupancy #10734; and

WHEREAS, the applicant states that the building was erected in 1902 under N.B. Applic. 110 and is six stories, 70 ft. high, of fireproof construction, and was erected for a lodging house, for which a Certificate of Occupancy #10734 was issued in 1925 showing that the building could be used as a "house for women—Salvation Army"; that under Alt. Applic. 2086/48 the building was examined for a certificate of occupancy, and Certificate of Occupancy #37110/50 was issued for the present use and occupancy; and

WHEREAS, the applicant states that Alt. Applic. No. 1955/53 was amended June 20, 1954 to convert the building to a class B multiple dwelling hotel instead of furnished rooms as originally filed; and

WHEREAS, the applicant contends as to objection a1 issued by the Borough Superintendent, that all work will be done in conformity with the applicable provisions of the multiple dwelling law and the building code; and

WHEREAS, the applicant contends as to objection a2 issued by the Borough Superintendent, that the building is 92 ft. deep on a corner lot of 100 ft. deep, thus making the yard 8 ft. deep across the entire rear of this building; that the rear of the property faces railroad property which is not likely to be built upon; that the rear portion of the building on the 1st floor is a public hall and on the upper floors will be occupied by the public stairs and bathrooms which have the full use of the 8 ft. deep rear yard; and

WHEREAS, the applicant contends as to objection a3 issued by the Borough Superintendent, that the building is equipped with a primary means of egress consisting of a fireproof stair and a secondary means of egress consisting of a fire escape; that the primary egress is a 3 ft. 8 in. wide iron stair with iron newels and balusters and is enclosed by 8 in. brick with all openings protected by fireproof self-closing doors glazed with wire glass and entirely fireproofed throughout; that the stairway leads from street to roof bulkhead; that the secondary egress is by means of an iron fire escape which complies with section 53 of the multiple dwelling law and is located on the 10th avenue side of the building; and

WHEREAS, the applicant states that the building will be used and occupied as follows upon completion of the alteration herein involved: cellar—boiler room, storage and house laundry, no persons; 1st floor—restaurant, kitchen and superintendent's apartment, 106 persons; 2nd floor—7 hotel rooms, office and storage, 7 persons; 3rd floor—8 hotel rooms, 8 persons; 4th floor—8 hotel rooms, 8 persons; 5th floor—8 hotel rooms, 8 persons; 6th floor—11 hotel rooms and storage, 11 persons; and

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WHEREAS, the applicant contends that the proposed arrangement contemplates a reduction in occupancy; that all rooms will be equipped with at least one and some rooms with two thermostats connected to the closed circuit fire alarm system, which is existing throughout the building; and

WHEREAS, the applicant states the building is equipped with a standpipe system, a complete automatic themostatic closed circuit fire alarm system, an interior fire alarm system connected to central office and an approved watchman's time detector system; and

WHEREAS, the applicant states that every room will have a large window directly to West 27th street or 10th avenue and a few of the rooms on the top floor will have windows opening to the roof, thus providing adequate light and ventilation; that the existing and proposed construction throughout will be of fireproof materials; that all fire protective devices will be maintained in a lawful manner; that the building will substantially comply with the requirements of the multiple dwelling law; that while the yard will be only 8 ft. deep no living rooms will open on the yard and all such rooms will be provided with windows directly to the street; and

WHEREAS, the applicant contends that section 102, subdivisions b, c and d, of the multiple dwelling law takes cognizance of safety factors in fireproof structures by requiring only one stair in a class a dwelling not exceeding six stories; that inasmuch as section 102, subdivision j deems two stairways adequate for 70 class B rooms per floor to a maximum height of 19 stories and penthouse, and since six story buildings may be of non-fireproof construction, it is reasonable to assume that the egress facilities proposed are adequate for the contemplated limited occupancy in this six story fireproof building; and

WHEREAS, the applicant contends that strict compliance with the multiple dwelling law would cause undue hardship and therefore the Board is requested to grant a variation thereof; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1955/53, obj. a1, a2 and a3, be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, with the occupancy of the building as proposed and as indicated on plans filed with this appeal, marked "Received April 28, 1954" (8 sheets), as *amended* by revised plans marked "Received July 13, 1954" (3 sheets), *on condition* that the building in all other respects shall comply with all laws, rules and regulations applicable thereto; that the second means of exit consisting of the exterior fire escape on the front of the building shall be reconstructed so that same shall comply with the present requirements of the Multiple Dwelling Law for a new building; that the building shall not be increased in height or area; and that in all other respects the fire escape when erected shall comply with the requirements therefor.

632-45-A—Vol. V

APPLICANT—Henry G. Harris, for Clara Frankel, owner.

SUBJECT—Application for consideration—reopening and amendment as to terrace—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—1326-1330 Ocean parkway, west side, 200 ft. south of Avenue M, Block 6568, Lots 20, 21, and 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry G. Harris.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to the regular procedure, to consider amendment as to terrace.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

185-52-A

APPLICANT—Moore and Landsiedel, for Goring and Landsman, owners.

SUBJECT—Application for consideration—reopening and additional objection re Appeal from a decision of the borough superintendent; previously denied.

PREMISES AFFECTED—329 Canal street and 6 Greene street, northeast corner, Block 230, Lot 9, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to the regular procedure, to consider additional objections.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

733-52-A

APPLICANT—Ernest F. W. Franck, for Safeway Stores, Inc., owners.

SUBJECT—Application for consideration—reopening and amendment—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—874-882 Myrtle avenue, south side, 140 ft. west of Tompkins avenue (cellar); Block 1755, Lots 32, 33, 34, 35, and 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest F. W. Franck and Arthur A. Fischer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and set for hearing November 3, 1954, at 2 P.M., subject to the regular procedure, to consider amendments in conjunction with Cal. No. 732-52-BZ to be heard on same date.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

214-50-A

APPLICANT—Henry George Greene, for Raynes Realty Realty Co., Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—469-479 Seventh avenue and 158-166 West 36th street, southeast corner (Block 811 Lot 68), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

304-50-A

APPLICANT—Cascade Automatic Sprinkler Corp., for Commonwealth Color and Chemical Co., owner.

MINUTES

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3240 Grace avenue, east side, 134.5 ft. south of Given avenue (Block 4758, Lot 55), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

728-50-A

APPLICANT—John B. Mooney, for Pechter Baking Co., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—468-470 Cherry street, north side, 300-302 Monroe street, south side, 175 ft. west of Corlears street (Block 263, Lot 31), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

471-52-A

APPLICANT—10 Suf Realty Inc., owner (Fins Brothers and Surprise Press, lessees).

SUBJECT—Application June 27, 1952—Appeal from a decision re orders of the fire commissioner.

PREMISES AFFECTED—13-15 Hester street and 6-8 Suffolk street, northeast corner (Block 313, Lots 37 and 38 and part of Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

834-53-A

APPLICANT—Finkel Umbrella Frame Co., owner.

SUBJECT—Application November 17, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—890-914 Brush avenue, east side, 496.18 ft. south of East 177th street (2nd floor); (Block 5541, Lot 130), Borough of The Bronx.

APPEARANCES—

For Applicant: Edward Madonick.

ACTION OF BOARD—Appeal dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

343-50-A—Vol. II

APPLICANT—Mergenthaler Linotype Company, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—1-57 Hall street; 2-60 Ryerson street; 15-49 Ryerson street; 299-313 Park avenue and 248-254 Flushing avenue, Blocks 1867 and 1877, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Otto F. Maehr and John R. Sottile.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to October 19, 1954, at 2 P.M. for further consideration and decision by the Board.

793-52-A

APPLICANT—Joseph Schafran, for Morton Pickman, Bess Berley and Esther Ellman, owners.

SUBJECT—Application October 1, 1952—Appeal from decisions re orders of the fire commissioner.

PREMISES AFFECTED—206-10 to 206-16 86th road, 86-50 to 86-54; 86-60 to 86-64; 86-72 to 86-76; 86-80 to 86-84 and 86-92 to 86-96 208th street (Block 10590, Lot 100); 209-10 to 209-16 and 209-30 to 209-34 86th drive and 210-10 to 210-16 and 210-34 to 210-40 Grand Central parkway (Block 10592, Lot 150); 209-31 to 209-35 86th drive; 86-09 to 86-15; 86-35 to 86-39; 86-61 to 86-65 and 86-91 to 86-95 208th street; 208-26 to 208-30; 208-70 to 208-76; 208-84 to 208-90 Grand Central parkway (Block 10593, Lot 2); 206-09 to 206-15 86th road; 86-02 to 86-06; 86-16 to 86-20 and 86-26 to 86-30 208th street (Block 10599, Lot 100), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to October 26, 1954 at 2 P.M. for further consideration.

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—828-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); Block 1481, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Arthur Levy.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to November 9, 1954, at 2 P.M. for inspection and decision. The applicant stated that in all respects as to construction and use the building has been made to comply with the requirements of the borough superintendent and the Building Code.

303-53-A

APPLICANT—William Picker Co., for C. and W. Holding Corp., owner.

SUBJECT—Application April 23, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—132 Greenwich street, west side, 25 ft. south of Cedar street, Block 54, Lot 21, Borough of Manhattan.

APPEARANCES—

For Applicant: Aaron L. Greenfeld and Morris Picker.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to November 9, 1954, at 2 P.M. for inspection and decision without further argument.

360-53-A

APPLICANT—L. Brodsky and Sons, for Lemarsel Realty Corp., owner.

MINUTES

SUBJECT—Application May 1, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—8 Greene street, east side, 101 ft. 1¾ in. north of Canal street, Block 230, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Abe Brodsky.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to November 9, 1954, at 2 P.M. for inspection and decision without further argument.

490-53-A

APPLICANT—Joseph H. Sand, for Aage F. Bjerrum, owner.

SUBJECT—Application June 26, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—374 Lexington avenue, south side, 325 ft. east of Marcy avenue, Block 1804, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph H. Sand and Aage Bjerrum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1954, at 2 P.M. for inspection and decision without further argument.

541-53-A

APPLICANT—Leonard F. Rothkrug, for George Donus, owner.

SUBJECT—Application June 18, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—133-18 Francis Lewis boulevard, west side, 160 ft. south of 133rd avenue, Block 12969, Lot 8, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and C. Donus.

For Opposition: Max M. Lome, M. Meinhart, Louis Minsky, James H. Cook, Walter N. Doyle, Mary C. Scheff, Elizabeth C. Doyle, Jean Minsky, William Bornstein and Viola C. Cook.

For the Borough Superintendent: Aaron Halpern.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 3, 1954, at 2 P.M. for inspection and decision as to further procedure.

659-53-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings.

OWNERS OF PREMISES—George B. and Cecil A. Donus.

SUBJECT—Application August 18, 1953—Revocation of Certificate of Occupancy #84750-52 issued re Alt. 2702-52.

PREMISES AFFECTED—133-18 Francis Lewis boulevard, west side, 160 ft. south of 133rd avenue, Block 12969, Lot 8, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Aaron Halpern, for the Borough Superintendent; Max M. Lome, M. Meinhart, Louis Minsky, James H. Cook, Walter N. Doyle, Mary C. Scheff, Elizabeth C. Doyle, Jean Minsky, William Bornstein and Viola C. Cook.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 3, 1954, at 2 P.M. for inspection and decision as to further procedure.

894-53-A

APPLICANT—Ervin Palmer, for Daspal Realty Corp., owner.

SUBJECT—Appeal filed December 10, 1953 from an order of the fire commissioner and decisions of the borough superintendent.

PREMISES AFFECTED—34 West 13th street, south side, 395 ft. east of Avenue of the Americas, Block 576, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings, and Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to October 19, 1954, at 2 P.M. at request of applicant.

115-54-A

APPLICANT—Burke Green and Groh, for Anchor Coal Co., Inc., and Sunshine Coal, Coke and Fuel Oil, Inc., owners.

SUBJECT—Application February 17, 1954—Re: Transportation of fuel oil (No. 2) in tank trucks in New York City (capacity of tanks not in accordance with Fire Department specifications covering Tank Trucks).

APPEARANCES—

For Applicant: Robert T. Groh, Sam Piazza and Daniel M. Mason.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to October 26, 1954 at 2 P. M., for consideration and decision by the Board.

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.

SUBJECT—Application March 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur E. Cooney and Robert H. Fraser.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 2 P. M. for applicant to obtain a new decision of the Borough Superintendent as to the construction of the fire escapes, in view of the amendment to the Labor Law.

249-54-A

APPLICANT—Loft Candy Corp., owner.

SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—38-38 9th street, northwest corner of 40th avenue (Block 476, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Irving Sadur.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 3, 1954, at 2 P. M. for further consideration, after a new decision is filed.

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rudolph and Bertha Pollak.

MINUTES

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N.B. 567-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and David Stein.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 2 P. M. for report as to agreement between owners and contractor as to corrective work to be done.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julius DeMasi and Florence Lo Cicero.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owners: Arnold H. Fassler and Florence Lo Cicero.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 2 P.M. for report as to agreement between owners and contractor as to corrective work to be done.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Dominick W. Ciminello.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.

PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Dominick Ciminello.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 2 P.M. for report as to agreement between owners and contractor as to corrective work to be done.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Anthony M. and Sarah Capuano.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Sarah Capuano.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 2 P.M. for report as to agreement between owners and contractor as to corrective work to be done.

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Cono and Nancy Giardina

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Nancy Giardina.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 2 P.M. for report as to agreement between owners and contractor as to corrective work to be done.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglio, Jr.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Salvatore Indiviglio.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 2 P. M. for report as to agreement between owners and contractor as to corrective work to be done.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Ghersén and Beatrice Kaufman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 573-52 (constructed not in accordance with approved plans).

PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: Gussie E. Rotner.
For Owner: Arnold H. Fassler and Ghersen Kaufman.
Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 2 P.M. for report as to agreement between owners and contractor as to corrective work to be done.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Henry and Dorothy Kurtz.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 574-52 (construction not in accordance with approved plans).
PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.
For Owner: Arnold H. Fassler.
Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 2 P.M. for report as to agreement between owners and contractor as to corrective work to be done.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Manuel and Theresa Molines.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).
PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.
For Owner: Arnold H. Fassler and Manuel Molines.
Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 2 P.M. for report as to agreement between owners and contractor as to corrective work to be done.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Arthur and Julia Sussman.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).
PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.
For Owner: Arnold H. Fassler and Julia Sussman.
Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 2 P.M. for report as to agreement between owners and contractor as to corrective work to be done.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benjamin and Helen Katz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.
For Owner: Helen Katz.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 2 P.M. for report as to agreement between owners and contractor as to corrective work to be done.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Max Hanok.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.
For Owner: Arnold H. Fassler and Max Hanok.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 2 P.M. for report as to agreement between owners and contractor as to corrective work to be done.

481-54-A

APPLICANT—Harry A. Yarish, for Jacob Shapiro, owner.
SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—101 Varet street, north side, 125 ft. west of Humboldt street, 2nd floor; Block 3106, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harold A. Yarish.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 19, 1954 at 2 P.M. for further information from Applicant as to means of exit from the rear fire escape.

486-54-A

APPLICANT—Fred Leef, Isadore Silverman and Samuel Feldman, d/b/a Silverleaf Realty Corp., owner (Fred-Chaite Studios Inc., lessee).

SUBJECT—Application June 16, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35 West 56th street, north side, 369 ft. east of 6th avenue (Avenue of the Americas), Block 1272, Lot 16, Borough of Manhattan.

APPEARANCES—

For Applicant: Milton Somerfield.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 2 P.M. for inspection and decision without further argument.

MINUTES

656-54-A

APPLICANT—Reuben A. Lazarus, for 1400 Broadway Construction Corp., owner.

SUBJECT—Application August 25, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1400 Broadway, northeast corner of West 38th street, Block 814, Lot 19, Borough of Manhattan.

APPEARANCES—

For Applicant: Reuben A. Lazarus and Arthur P. Simon.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 19, 1954 at 2 P.M. for further information as to number of occupants of the building and description and make of glass door to lobby first floor.

1087-24-BZ—Vol. IV

APPLICANT—Herman Kron, for Adshein Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, the change in occupancy from storage of plumbing supplies and factory (previously granted by the Board) to garage for more than five motor vehicles and motor vehicle repair shop (originally granted by the Board).

PREMISES AFFECTED—1680 Jerome avenue, east side, 50 ft. south of Clifford place, Block 2848, Lot 12, Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. IV, on November 9, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 9, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivisions f and i for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Alt. 993/48)

746-45-BZ

Applicant—Joseph V. McKee, for Sterling Mortgage Co., Inc. and 223 Realty Corp., new owner; Penelope Realty Corporation, former owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting partly in a residence and partly in a business use district, the erection of a building (stores) exceeding the area requirements and also permitting the omission of the rear yard.

PREMISES AFFECTED—96-52 to 96-68 Queens boulevard, southwest corner of 64th road, Block 3082, Lots 71 and 79, Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 5, 1946, on certain conditions; and

WHEREAS, the resolution was amended on February 27, 1951; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on September 29, 1953; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 5, 1946, as thereafter *amended* by resolutions adopted through September 29, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (NB 1214/49)

781-45-BZ

APPLICANT—Lama, Proskauer and Prober, for John Opladen, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension and reconstruction of an existing gasoline service station, auto repair shop and auto *showroom*.

PREMISES AFFECTED—115-06 to 115-18 101st avenue and 101-02 to 101-08 116th street, southwest corner, Block 9433, Lots 3 and 5, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 21, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on September 15, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 21, 1946, as thereafter *amended* by resolutions adopted through September 15, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and that the owner has assured him work will start during the next twelve months, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (NB 1407/45)

MINUTES

130-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Nathan Williams, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c, 7f and 7i of the zoning resolution, permitting in a residence and business use district, the change in occupancy from stores and public garage to public garage for more than five motor vehicles, gasoline service station, lubritorium, auto laundry and motor vehicle repair shop.

PREMISES AFFECTED—1177-1181 Bedford avenue, east side, 21 ft. 7 in. north of Jefferson avenue and 99-101 Jefferson avenue, north side, 100 ft. east of Bedford avenue, Block 1827, Lot 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors..... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 27, 1948, on certain conditions; and

WHEREAS, the resolution was amended June 1, 1949; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on September 15, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 27, 1948, as thereafter *amended* by resolutions adopted through September 15, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings, but no work has been commenced, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (Alt. 4032/46)

231-48-BZ

APPLICANT—Seymour Okonowitz, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district, the erection and maintenance of a one-family residence and accessory garage without the required setback from the front line.

PREMISES AFFECTED—745 Cornaga avenue and 747 Annapolis avenue, southeast corner, Block 65, Lot 3, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: J. B. Okonowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

WHEREAS, this application was granted by the Board on June 1, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on July 14, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 1, 1949, as thereafter *amended* by resolutions adopted July 14, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution; and that in the event N.B. Application 2998/47 is not active in the files of the Department of Housing and Buildings, that this action by the Board shall be deemed void."

463-49-BZ

APPLICANT—George J. Sole, for Henry Phipps Estates, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—41-55 Sutton Place South, east side, block front, between East 54th and East 55th street, Block 1371, Lot 14, Borough of Manhattan.

APPEARANCES—

For Applicant: George J. Sole.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 25, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 25, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits and a new certificate of occupancy shall be obtained within six (6) months from the date of this *amended* resolution." (Alt. 3/49)

721-52-BZ

APPLICANT—Jack Z. Cohen, for Nowark Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and amendment as to four additional tanks—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district on which is located a building used as a store, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and office.

PREMISES AFFECTED—123-125 Dwight street, southeast corner of Walcott street, also known as 18-26 Ostego street, Block 578, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jack Z. Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 28, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 28, 1953, only as to the number of gasoline storage tanks permitted, so that as *amended* this portion of the resolution shall read:

“that gasoline storage tanks shall be limited to ten 550 gallon tanks (N.B. 986/52) modifying decision of September 15, 1954, and as shown on revised plans marked ‘Received September 20, 1954’ (1 sheet).” (N.B. 986/52)

4-53-BZ

APPLICANT—Egan and O'Reilly, for Max H. Ackerman, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, storage and sale of accessories and office; and permitting the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2709-2711 East Tremont avenue, southeast corner of Williamsbridge road, Block 4076, Lot 18 and part of Lot 6, Borough of the Bronx.

APPEARANCES—

For Applicant: Walter J. Egan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board May 26, 1953, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on July 28, 1953; and

WHEREAS, the term of variance was extended on October 6, 1953; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 26, 1953, as thereafter *amended* by resolutions adopted through October 6, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution.” (NB 1393/52)

804-53-BZ

APPLICANT—Kitzler and Nurick, for Pasquale Cievo, owner.

SUBJECT—Application for consideration—reopening and amendment as to location of fence in relation to existing building—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use

district, the parking and storage of motor vehicles, on unbuilt upon portion of lot.

PREMISES AFFECTED—602-614 Elderts lane and 683-695 Conduit boulevard, northwest corner, Block 4240, Lot 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 29, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 29, 1954, only so far as it has reference to the location of the fence in connection with the hedge, so that this portion of the resolution shall read:

“that in view of the existence of the hedge around the premises, the new woven wire fence required may be installed inside the fence, *on condition* that the height and all other requirements of the resolution above cited shall be complied with.” (Alt. 3602-53)

227-53-BZ

APPLICANT—Herman Kron, for Banner Service Station, Inc., owner.

SUBJECT—Application for consideration—reopening and to amend—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business and unrestricted use district, the reconstruction and extension of existing gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and office.

PREMISES AFFECTED—2501 Bruckner boulevard, northwest corner of Brush avenue, Block 5293, Lot 175, Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the resolution was amended and working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on July 28, 1953; and

WHEREAS, the resolution was amended and revised working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on February 24, 1954; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1953, as thereafter *amended* by approval of revised working plans on February 24, 1954, only as to the material to be used on the exterior of the accessory building, so that as *amended* this portion shall read:

“that the fronts facing Bruckner boulevard and Brush avenue may be of face brick and the rear and side walls may be of common red brick painted.” (Alt. 68/53)

(Remaining Minutes of the Meeting of October 13, 1954 will be printed in the Bulletin of October 26, 1954.)

PUBLIC HEARING

PROPOSED REVISION OF THE FACTORY EXIT RULES

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday morning*, November 5, 1954 at 10 A.M. in Room 1013, Municipal Building, Manhattan, on the following Proposed Revision of the Factory Exit Rules to effectuate the provisions of Sections 270 and 271 of the Labor Law, as amended by Chapters 905 and 906 of the Laws of 1947, and Chapters 343 and 345 of the Laws of 1948.

NOTE: These proposed revisions for Public Hearing were published in the Bulletins of September 21, September 28 and October 5, 1954, for the hearing on Friday, October 8, 1954 and will be republished in the Bulletins of October 12, October 19 and October 26, 1954, for the hearing on Friday, November 5, 1954.

Cal. No. 64-27-SR—Vol. II

Rule 1.0. Fire Escapes on Buildings Five Stories or or Less in Height.

- Rule 1.1. In any building erected prior to October 1, 1913, occupied on July 1, 1948, as a factory building, 5 stories or less in height, one of the required means of exit under Section 271 of the Labor Law may consist of an outside iron fire escape, provided that:
- Rule 1.2. The single fireproof casement doors leading to all fire escape balconies shall open out and shall be self-closing. An easily operated door lock with knobs on both sides of the door shall be provided. Such fire doors may be at window sill level if fixed iron steps at least 2 ft. wide, with risers not exceeding 8 in., and treads not less than 8 in. are provided on the inside from floor level to sill properly secured when sills are more than 12 inches above floor level.
- Rule 1.3. Any such fire escape erected subsequent to October 1, 1913, and prior to these rules taking effect, unless previously accepted as one of the required means of exit or escape by the administrative official having jurisdiction, shall conform in every respect to the provisions of these rules.
- Rule 1.4. A fire escape shall not hereafter be accepted as constituting one of the required means of exit or escape under Section 271 of the Labor Law, in any building erected prior to October 1, 1913, and occupied as a factory building on July 1, 1948, exceeding five stories in height.
- Rule 1.5. All fire escapes shall be maintained structurally safe, properly painted, and kept clear of all obstructions.

Rule 2.0. Enclosure of Factory Stairways or Ramps.

- Rule 2.1. Except as provided in Rule 3.1 in all factory buildings five stories or less in height, erected prior to October 1, 1913, and occupied as factory buildings on July 1, 1948, all interior stairways or ramps serving as required means of exit, and the landings, platforms and passageways connected therewith shall be enclosed on all sides by partitions having a fire resistive rating of not less than 1 hour extending continuously from the lowest point of stairway or ramp.
- Rule 2.2. Where the stairway or ramp extends to the top floor of the building, such partitions shall extend to the underside of the roof boarding. That portion of the underside of the roof beams within the stair enclosure shall be covered with fire resisting materials, except in buildings with roofs of non-combustible material, in which case the partitions may stop at the underside of the roof.

Rule 2.3. Openings in such partitions shall be provided with approved self-closing one hour test opening protective assemblies, except where such openings are in the exterior wall of the building.

Rule 2.4. The bottom of the enclosure shall be of fireproof material at least 4 in. thick unless the partition extends to the cellar bottom.

Rule 2.5. A horizontal exit as defined in Section 267 of the Labor Law, will be accepted as in compliance with this rule when both sides of the fire wall or walls are occupied at such factory floor by the same occupant.

Rule 3.0. Transitory Provisions for Enclosure of Stairways in Factory Buildings Five Stories or Less in Height.

Rule 3.1. In all factory buildings five stories or less in height erected prior to October 1, 1913, and occupied as factory buildings on July 1, 1948, and legally occupied as factory buildings on January 1, 1954, all interior stairways or ramps serving as required means of exit and the landings, platforms and passageways connected therewith, may, prior to January 1, 1959, be enclosed on all sides by partitions of fire resisting material extending continuously from the lowest point of the stairway in accordance with the following schedule:

Number of stories	Contents combustible, no sprinkler	Contents non-combustible, no sprinkler	Contents combustible and sprinkler	Contents non-combustible and sprinkler
Three	Stairways Enclosed			
Four	Stairways Enclosed	Stairways Enclosed		
Five	Stairways Enclosed	Stairways Enclosed	Stairways Enclosed	

The term "contents" as used above means articles, goods, wares and merchandise, packed, stored, manufactured or in the process of manufacture.

The term "combustible" as used above means articles, goods, wares or merchandise which will burn or support combustion.

The term "sprinkler" as used above means an adequate automatic sprinkler equipment installed and maintained in good working order on each floor throughout the building.

The term "story" as used above means that part of a building between any floor and the floor or roof next above.

The term "stairways" as used above shall be deemed to include "or ramps".

Rule 4.0. Required Exits and Enclosures of Stairways in Two-Story Factory Buildings.

Rule 4.1. In every two story factory building erected prior to October 1, 1913, and occupied as a factory building on July 1, 1948, there shall be provided from each story at least two means of exit or escape from fire remote from each other, one of which from every floor above or below grade shall lead to or open on an interior stairway or ramp which shall be enclosed, as hereinafter provided, or on an exterior enclosed stairway or ramp. The other may lead to such a stairway, or to a horizontal or grade exit, or to an exterior screened stairway, or to a fire escape conforming to Section 273 of the Labor Law or Rule 1, of these rules. Except that fire escape exit doors shall be fireproof self closing, with fixed iron steps to the sill properly secured when sill is more than 12 in. above the floor level;

PUBLIC HEARING

and where there is no safe egress from the roof, a goose neck ladder shall be provided from top balcony to the roof, except on the front of all buildings.

4.1.1. Unobstructed egress from the foot of the fire escape or exterior screened stairway shall be as required by Section 273 of the Labor Law, or to an open adjoining yard with egress to the street. No point on any floor of such building shall be more than 150 ft. distant from such an exit.

Rule 4.2. In two-story factory buildings erected prior to October 1, 1913, and occupied as factories on July 1, 1948, all interior stairways or ramps serving as required means of exit shall be enclosed from the lowest point of such stairways or ramps to the ceiling of the first floor by partitions having a fire resistive rating of 1-hour, unless the building is provided with a wet sprinkler system, in which case such enclosure of stairway or ramp shall not be required prior to January 1, 1959. Such enclosures shall lead directly to a door opening outwardly to a street or road, or an open area affording unobstructed passage to street or road. All openings in such enclosure except openings in the exterior walls shall be provided with fireproof self-closing doors having a one hour rating.

Rule 4.3. All reference herein to the enclosure of stairways or ramps shall be deemed to apply only to required stairways or ramps.

Rule 5.0. Enclosure of Stairways in Factory Buildings Erected Prior to October 1, 1913, and Not Occupied as Factory Buildings on July 1, 1948.

Rule 5.1. Buildings which are not required by Section 270, Subdivision 1 of the Labor Law to be fireproof, shall have required stairways or ramps enclosed in partitions of one-hour fire-resistive construction from the lowest point of the stairway or ramp.

Rule 5.2. Where the stairway or ramp extends to the top floor of the building, such partitions shall extend to the underside of the roof boarding. That portion of the underside of the roof beams within the stair enclosure shall be covered with fire resistive materials except in buildings with roofs of noncombustible material, in which case the partitions may stop at the underside of the roof.

Rule 5.3. Where the stairway or ramp is required to extend to the roof, the enclosure shall be so built as to form a bulkhead having a fire-resistive rating of one hour, except where such bulkhead occurs on an interior lot line, such construction shall be not less than 8 inches of masonry on the lot line side.

Rule 5.4. All openings to such partitions shall be provided with approved one hour self-closing opening protective assemblies except where such openings are in the exterior wall of the building.

Rule 5.5. The bottom of the enclosure shall be of fireproof material at least 4 in. thick unless the partition extends to the cellar bottom.

Rule 5.6. In all factory buildings erected prior to October 1, 1913, and not occupied as factories on July 1, 1948, and exceeding four stories in height, stairways or ramps serving as required means of egress shall be enclosed throughout with partitions of incombustible material having a fire resistive rating of one hour, and all openings to such partitions shall be provided with approved self-closing one hour test opening protective assemblies except where such openings are in the exterior wall of the building.

Rule 5.7. In all factory building erected subsequent to October 1, 1913, four stories or less in height, required stairways or ramps serving as required means of egress shall be enclosed throughout with partitions having a fire resistive rating of one hour and all openings thereto shall be equipped with approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior wall of the building.

Rule 5.8. In all factory buildings erected subsequent to October 1, 1913, and prior to January 1, 1938, exceeding 4 stories in height, stairways or ramps serving as required means of egress shall be enclosed in partitions constructed of incombustible materials having a fire resistive rating of one hour, up to a maximum height of 150 ft. and two hours above such height, and all openings to such partitions shall be equipped with approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior wall of the building.

Rule 5.9. In all factory buildings erected subsequent to January 1, 1938, exceeding 4 stories in height, stairways or ramps serving as required means of egress shall be enclosed in partitions of incombustible materials having a fire resistive rating of 2 hours and all openings to such enclosures shall be protected by approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior walls of the building.

Rule 6.0. In all factory buildings, coming within Section 270 of the Labor Law, Stairways or Ramps Serving as Required Means of Egress Shall be Ventilated at the Top by:

(a) A skylight not less than 20 square feet in area, constructed of metal frames, glazed with plain glass, protected with wire screens in metal frames above and below, and provided with fixed open metal louvres on two sides, having an aggregate effective ventilating area of not less than twenty square feet. A fixed open ridge ventilator having not less than 144 sq. inches of effective ventilating area may be substituted for an equal portion of the required louvres; or

(b) An exterior window, not facing on the lot line, equal to the area required for a skylight, glazed with plain glass and provided with fixed open louvres having an effective ventilating area of not less than 10 square feet; or

(c) In a sprinklered stair or ramp enclosure, a metal framed automatic skylight not less than 16 square feet in area, glazed with wired glass, or with plain glass protected over and under with wire screens in metal frames. Such automatic skylights to be counterbalanced, actuated by a fusible link designed to operate at not more than 180° F.

Rule 7.0. Storage of Combustible Material Within Factory Stairway Enclosures.

Rule 7.1. In all factory buildings no articles or wares of any nature shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith. But this shall not prohibit the erection and maintenance of a stand to be built of incombustible material and wire glass or one-quarter inch thick plate glass for the retail sale of cigars, cigarettes and tobacco and candies in original packages or daily newspapers in the public hall or corridor on the first story of any building provided there is no open flame. All portions of the stand and any portion

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PUBLIC HEARING

of any permitted accessory use, the same shall be set back at least 18 in. from the outside line of travel of the required legal width of exit. Each such stand shall be provided with at least one approved 2½ gallon chemical fire extinguisher.

Rule 8.0. Safe Egress from Roofs of Factory Buildings.

Rule 8.1. Interior stairs or ramps serving as required means of egress in factory buildings erected after October 1, 1913, not exceeding five stories in height and in factory buildings erected before October 1, 1913, and occupied as factories on July 1, 1948, shall not be required to extend to the roof where there is no safe egress from the roof.

Rule 8.2. No safe egress shall be deemed to exist when:
a. The roof or the top of the parapet wall of an adjoining building is more than 8 feet below or more than five feet above the top of the parapet wall of the building in question and there is no outside party wall fire escape, party wall exterior screened stairway, party wall balconies or bridges, or where outside exits do not connect to adjoining buildings at roof level, or where there are no unbarred window openings 5 ft. above the roof or parapet wall of the building in question.
b. Where the roof of the building in question has a pitch exceeding 1 ft. in 6 ft. of horizontal run.

Rule 8.3. When there is no safe egress from the roof, there shall be:

- a. A single rung iron ladder; or
- b. A flat tread iron or steel ladder within the stair or ramp enclosure. Such ladder shall be properly secured to top and bottom and shall lead to an easily openable scuttle not less than 2 ft. by 3 ft. in area. Such scuttle may be provided with an easily operated fastening device.

Rule 8.4. Where the stair bulkhead door or scuttle opens within 10 feet from the open edge of the roof, an iron railing properly placed at least 3 ft. high and at least 10 ft. long shall be provided at the edge of the roof.

Rule 9.0. Substandard Factory Exit.

Rule 9.1. Fire Escapes.

9.1.1. When, in addition to the required exits from any factory or factory building, there exist other means of egress which are not in accordance with the requirements of the Labor Law and these Rules, such means of egress may be retained under the following conditions:

9.1.2. Substandard fire escapes shall be maintained structurally safe, properly painted

and with openings leading thereto kept in good repair.

9.1.3. In lieu of a counterbalanced stairway, a drop ladder in guides with a backdropped gravity hook may be provided of sufficient length to reach to the ground or safe landing place with a passageway opening cut in the balcony rail and the rail shall be properly placed.

9.1.4. Where substandard fire escapes are located in the court or at the side or rear of a building, proper egress to a point of safety shall be provided, either to open adjoining yard or the lowest balcony of the fire escape may be connected to adjoining fire escape, exterior stairway, to roof of adjoining extensions or other means of egress satisfactory to the Borough Superintendent.

9.1.5. Substandard fire escapes shall be kept clear of all obstructions and shall not be used for fire drills or considered as a basis for computation of occupancy.

Rule 9.2. Stairways.

9.2.1. Interior stairways or ramps not conforming to the requirements of the Labor Law or the rules of the Board and not required for egress, may be retained, provided egress to same is maintained unobstructed, halls are properly lighted and all landings, passageways, etc. are maintained free and unobstructed.

9.2.2. Where such non-required interior stairways or ramps are unenclosed they shall, prior to July 1, 1955, be provided with an automatic counterbalanced smoke-proofed trap door actuated by fusible links or enclosed by an enclosure which shall be reasonably smoketight to the satisfaction of the Borough Superintendent.

Rule 9.3. Exterior Screened Stairways.

9.3.1. Exterior screened stairways not serving as required means of egress shall be maintained structurally safe and kept properly painted. Exits thereto and all platforms and passageways thereof shall be maintained unobstructed and egress from their termination shall be provided as required for substandard fire escapes, in accordance with Rule 9.1.4.

Rule 9.4. Horizontal Bridges.

9.4.1. Horizontal bridges and party wall balconies between buildings shall be maintained structurally safe and properly painted and access thereto and all passages leading thereto shall be maintained unobstructed.

Rule 9.5. Signs.

9.5.1. No sign of any character shall be placed at openings leading to substandard exits.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 43

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PUBLIC HEARINGS

Tuesdays at 10 a. m. to 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

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775-54-BZ—H.B.M.—231-233 Mulberry street, west side, 191 ft. 8½ in. north of Spring street, Block 495, Lot 33, Borough of Manhattan, Alt. 1351-54—re garage for more than five cars and sale of gasoline.

776-54-BZ—H.B.Bx.—2344 Hermany avenue, south side, 316 ft. west of Zerega avenue, Block 3697, Lot 29, Borough of The Bronx, Alt. 797-54—re change of use from a dwelling to offices.

777-54-BZ—H.B.Bx.—2350 Hermany avenue, south side, 191 ft. west of Zerega avenue, Block 3697, Lots 32 and 64, Borough of The Bronx, Alt. 798-54—re parking and storage of motor vehicles.

778-54-BZ—H.B.B.—1320-1342 Remsen avenue, west side, 263 ft. 10¾ in. north of Avenue K, Borough of Brooklyn, N.B. 1150-54—re gasoline service station, auto washing, lubrication, office, etc.

779-54-BZ—H.B.B.—10202-10224 Flatlands avenue, south side, from East 102nd to East 103rd streets, Block 8210, Lot 37, Borough of Brooklyn, N.B. 503-54—re gasoline service station, office, lubritorium, auto parking for more than five motor vehicles, etc.

780-54-BZ—H.B.Q.—201-06 Hillside avenue, southeast corner of 201st street, Block 10495, Lot 52, Hollis, Borough of Queens, N.B. 3239-54—re gasoline service station, auto laundry, parking and storage of motor vehicles, etc.

781-54-A—H.B.M.—110-114 East 130th street, south side, 190 ft. east of Park avenue, 2nd floor, Block 1778, Lot 62, Borough of Manhattan, Alt. 1206-54—re garage.

782-54-SM—Sailor's Safeway Safety Hook (combination cleat and hook for bo'sun chair, scaffolds and stages), manufactured by Structural Safety Services, Inc., Material.

783-54-SM—The Peelle Company hollow metal insulated slide-up or slide-down door assemblies, single or multiple units (plain or stainless steel), 1½ hour rating, manufactured by The Peelle Company, Material.

784-54-SM—The Peelle Company hollow metal insulated single or double swing access doors 1½ hour rating (plain or stainless steel), manufactured by The Peelle Company, Material.

785-54-SM—The Peelle Company hollow metal insulated Bi-parting door assemblies, single or multiple units 1½

hour rating (plain or stainless steel), manufactured by The Peelle Company, Material.

786-54-A—F.D.—30 Church street, west side, from Dey to Cortlandt streets, 18th floor; Block 61, Lot 1, Borough of Manhattan, Order No. 5562-4—re removal of air conditioning unit and water cooler from refrigerating machinery room.

787-54-SM—Drive-Lok, Strip-Lok, and T & T-Lok suspended ceiling systems, manufactured by Lok-Products Co., Material.

788-54-SM—Hamico 1022 B Flameproof Material, manufactured by Haas Miller Corp., Material.

789-54-SM—Silica Face Brick (standard and jumbo size brick used in masonry walls), manufactured by Grays Ferry Brick Co., Material.

790-54-SM—Minnesota and Ontario Paper Co. 1½ in.-2 in.-3 in. Insulite Roof Deck, manufactured by Insulite Division of Minnesota and Ontario Paper Co., Material.

791-54-BZ—H.B.M.—119 East 36th street, north side, 144.2 ft. west of Lexington avenue, Block 892, Lot 11, Borough of Manhattan, Alt. 1012-54 and N.B. 51-54—re erection of a structure for commercial use; rear yard, etc.

792-54-A—H.B.M.—119 East 36th street, north side, 144.2 ft. west of Lexington avenue, Block 892, Lot 11, Borough of Manhattan, Alt. 1012-54 and N.B. 51-54—re 2 hour stair enclosure; use of cellar for living quarters; 2 in. thick roof beams.

793-54-SM—Corgoglas (draperies, black-out curtains), manufactured by Cordo Chemical Corp., Material.

Restored to Docket

500-50-SA—Bryant Gas-Fired Unit Heater (reopened for test and report as to changed construction), manufactured by Bryant Heater Division, Affiliated Gas Equipment, Inc., Appliance.

1059-48-SA—Foamite Airfoam System (fire extinguisher); (reopened for test and report as to additional uses of product), manufactured by America-LaFrance-Foamite Corp., Appliance.

345-49-SA—Sidalarm Duplex Fire Alarm System (reopened for report as to amendment), manufactured by New Jersey Fire Alarm Company, Appliance.

121-35-SA—Timken Silent Automatic Water Heater (reopened for report as to new model), manufactured by Timken Silent Automatic Division, Timken-Detroit Axle Co., Appliance.

410-52-SA—Fireye (flame failure protection for gas, oil and combination fuel burners), Models 26RJ8 and 26SJ5 (reopened for report as to change of name of owner), man-

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ufactured by Combustion Control Division of Electronics Corporation of America, Appliance.

799-51-BZ—Vol. II—H.B.B.—1390-1396 Rockaway parkway, west side, 290 ft. 1½ in. north of Glenwood road, Block 8165, Lots 52 and 53, Borough of Brooklyn, N.B. 528-54.

144-50-BZ—Vol. III—H.B.Q.—130-35 Merrick boulevard, north side, 100 ft. west of Farmers boulevard; 127-06 to 127-32 Farmers boulevard and 178-22 to 178-30 Eleventh road, Block 12493, Lots 73, 85, 86, 87 and 88, Block 12494, Lot 8, Springfield Gardens, Borough of Queens, Alt. 1714-54.

857-48-BZ—Vol. II—H.B.Q.—87-10 Pitkin avenue, south side, 52 ft. and 62.17 ft. west of 88th street, Block 11367, Lot 22, Ozone Park, Borough of Queens, Alt. 2237-54.

576-37-BZ—Vol. II—H.B.M.—215, 217, 219 and 221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10, 11, 12 and 13, Borough of Manhattan, Alt. 888-54.

232-28-BZ—Vol. II—H.B.B.—444 Empire boulevard, north side, 202 ft. 2½ in. east of New York avenue, Block 1310, Lot 68, Borough of Brooklyn, Alt. 2508-54.

557-48-BZ—H.B.Q.—34-29 to 34-31 31st street, east side, 265.24 ft. north of 35th avenue, Block 608, Lots 16 and 17, Long Island City, Borough of Queens, Alt. 3428-46.

163-49-BZ—H.B.Q.—61-12 to 61-22 186th street, west side, 100 ft. south of Horace Harding boulevard, Block 7074, Lot 11, Flushing, Borough of Queens, Alt. 156-49.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Blended Cements, Rules for Testing and Use of	Nov. 10, 1953—Vol. 38, No. 45
Carbon Dioxide Liquefier, Rules.....	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules.....	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime).....	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules.....	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	July 31, 1951—Vol. 36, No. 31A
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules.....	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior).....	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules.....	Mar. 4, 1952—Vol. 37, No. 10A
Fire resistive, Flameproof Materials, etc., Rules for Testing of.....	May 26, 1954.
Fire Retarding Rules for Garages, etc.	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of.....	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for.....	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	Oct. 19, 1954.
Gas Shut-Off Rules.....	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection.....	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules.....	Mar. 25, 1952—Vol. 37, No. 13A

	Last Publication
Methyl Chloride Rules for Class B and C Refrigerating Systems.....	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules.....	May 25, 1954.
Opening Protective Assemblies, Rules for Inspection of.....	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings.....	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules.....	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent nination of Water Supply).....	Apr. 15, 1952—Vol. 37, No. 16A
Procedure, Rules of.....	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.....	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Var-nishes, Lacquers, etc.	June 14, 1949—Vol. 34, No. 24A
Sprinkler, Rules.....	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules.....	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting....	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).....	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19.....Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

OCTOBER 26, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 26, 1954, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

435-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Emil Grolimund, Elizabeth Bischoff and Frieda Finkelstein, owners.

SUBJECT—Application reopened June 16, 1953 as Vol. II —re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—169-02 to 169-10 (official 169-04) Union turnpike and 80-01 to 80-09 169th street, southeast corner, Block 7020, Lot 1, Flushing, Borough of Queens. Laid over from September 21, 1954, to October 26, 1954, for inspection and decision; hearing closed.

199-54-BZ

APPLICANT—M. Martin Elkind, for Arthur I. Kraft, owner.

SUBJECT—Application March 16, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (retail stores).

PREMISES AFFECTED—61-27 to 61-43 Main street and 142-02 61st road, southeast corner, Block 6412, Lot 1, Flushing, Borough of Queens.

Laid over from September 21, 1954, to October 26, 1954, for inspection and decision; applicant to submit information as to 61st road; hearing closed.

108-32-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner (Jack Curtin, lessee).

SUBJECT—Application reopened May 18, 1954 as Vol. II —re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension of accessory building on existing gasoline service station, to including lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, sale of used cars.

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and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2950-2958 Webster avenue and 401-411 Bedford Park boulevard, northeast corner, Block 3274, Lot 1, Borough of The Bronx.

Laid over from September 28, 1954, to October 26, 1954, for inspection and decision without further argument; hearing closed.

168-49-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station including lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1441 Westchester avenue, northeast corner of Bronx River avenue, Block 3770, Lot 83, Borough of The Bronx.

Laid over from September 28, 1954, to October 26, 1954, at request of applicant's representative.

790-53-BZ

APPLICANT—William A. Giesen, for Richard Griffin, owner.

SUBJECT—Application October 30, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension in use and area of an existing gasoline service station to include gasoline and oil selling station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories, store and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6161-6199 Broadway, southwest corner of West 251st street, Block 3415, Lots 1182, 1186 and 1187, Borough of The Bronx.

Laid over from September 28, 1954, to October 26, 1954, for inspection and decision without further argument; hearing closed.

791-53-A

APPLICANT—William A. Giesen, for Richard Griffin, owner.

SUBJECT—Application October 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—6161-6199 Broadway, southwest corner of West 251st street, Block 3415, Lots 1182, 1186 and 1187, Borough of The Bronx.

96-54-BZ

APPLICANT—Lawrence M. Rothman, for Louis Tamerlis, and F. L. and George H. Haase, owners.

SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and unrestricted use district, the parking and storage of motor vehicles, with a curb cut in the residence use portion of plot.

PREMISES AFFECTED—700 East 140th street, south side, 92.2 ft. west of Jackson avenue, Block 2568, Lots 14-17, Borough of The Bronx.

Laid over from September 28, 1954, to October 26, 1954, for inspection and decision without further argument; hearing closed.

172-54-BZ

APPLICANT—Kenneth W. Milnes, for Thomas M. Crowe, owner.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a retail use district, the reconstruction of existing gasoline service station to include, gasoline service station, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—2000 Victory boulevard, southwest corner of Perry avenue, Block 723, Lot 9, West Brighton, Borough of Richmond.

Laid over from September 28, 1954, to October 26, 1954, for applicant to file an administrative appeal in connection with the widening of Victory boulevard and to revise his plans as to location of accessory building.

186-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Vercon Holding Corp., owner.

SUBJECT—Application March 8, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—19-17 to 19-31 Francis Lewis boulevard (19-25 official) and 160-01 to 160-13 Willets Point boulevard, northwest corner, Block 4758, Lot 125, Flushing, Borough of Queens.

Laid over from September 28, 1954, to October 26, 1954, for decision; hearing closed; previously inspected; applicant to furnish information as to present owner of adjoining lot 100, which has apparently been sold to a builder who is constructing residence buildings.

251-54-BZ

APPLICANT—John F. Fitzsimons, for William H. Mosebach and Mildred Mosebach, owners.

SUBJECT—Application April 9, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district, the change of occupancy from one family dwelling to two family dwelling.

PREMISES AFFECTED—23-31 Nellis street, northeast side, 96.98 ft. northwest of Williamson avenue, Block 12713, Lot 11, Springfield Gardens, Borough of Queens.

Laid over from September 28, 1954, to October 26, 1954, for inspection and decision without further argument; applicant to furnish Board with a title search giving the date of taking title by the present owner.

281-54-BZ

APPLICANT—Paul Friedman, for Alice Price, owner.

SUBJECT—Application April 19, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—166-11 Northern boulevard, northwest corner of 167th street, Block 5341, Lot 1, Flushing, Borough of Queens.

Laid over from September 28, 1954, to October 26, 1954, for further hearing and for the applicant to send out notices according to the Board's rules by registered mail prior to the above additional hearing date.

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owners.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, for a term of fifteen years, the erection and maintenance of stores, auto show-room, gasoline service station, car-wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading and the parking of patrons' cars.

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PREMISES AFFECTED—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road, Block 6666, Lot 1. Flushing, Borough of Queens.

Laid over from September 28, 1954, to October 26, 1954, at request of objector, applicant concurring; no further requests for adjournment and no further notice to owners.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district portion of a lot located in a residence and unrestricted use, A area district the erection and maintenance of an additional building, using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision without further argument; hearing closed; then to September 14, 1954, for further consideration by the Board and decision; hearing previously closed; then to October 5, 1954, at request of the Board, for further consideration and inspection; then to October 26, 1954, for inspection; objectors may file additional objections and applicant to file revised plans.

1446-39-BZ—Vol. III

APPLICANT—A. H. Salkowitz, for North Shore Building Co., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service and selling station, lubricatorium, motor vehicle repairs and office, with a curb cut nearer the residence use district than is permitted and to permit the erection of a sign and sign standard above level of first story and projecting beyond the building line; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—34-67 Francis Lewis boulevard, northeast corner of 35th avenue, Block 6077, Lot 43, White-stone, Borough of Queens.

Laid over from July 20, 1954, to September 21, 1954, for further inspection and decision without further argument; hearing closed; then to October 5, 1954, for inspection and decision; then to October 26, 1954, for further inspection and decision; applicant to file withdrawal of consent for adjacent lots not now owned by them.

823-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Flygo Holding Corp., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash (non automatic), motor vehicle repairs and office, and to permit the parking and storage of more than five motor vehicles; with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—436-438 Kings highway, south side, from Lake street to Van Sicklen street; 2-10 Lake street and 1-11 Van Sicklen street, Block 6679, Lots 1 and 8, Borough of Brooklyn.

ACTION OF BOARD—Laid over from October 5, 1954, to October 26, 1954, at request of objectors representative; no further adjournment.

1348-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Leonard and Francesca Moschitto, owners.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re decision of the borough superintendent) under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance for a term of fifteen years a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles, with a curb cut and show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—2753-2761 Coney Island avenue and 1002-1012 Avenue Y, southeast corner, Block 7430, Lots 1, 74 and 75, Borough of Brooklyn.

ACTION OF BOARD—Laid over from October 5, 1954, to October 26, 1954, for inspection and decision; hearing closed. Applicant to submit information to Board.

137-51-BZ—Vol. III

APPLICANT—Siegel and Green, for Bell Management Corp., owner (Herald Square Garage, Inc., lessee).

SUBJECT—Application reopened June 2, 1954 as Vol. III—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district the use of roof for parking and storage of motor vehicles in building presently used as garage for more than five motor vehicles.

PREMISES AFFECTED—59-61 West 36th street, north side, 150 ft. east of Avenue of the Americas and 58-60 West 37th street, south side, 142 ft. 6 in. east of Avenue of the Americas, Block 838, Lot 10, Borough of Manhattan.

ACTION OF BOARD—Laid over from October 5, 1954, to October 26, 1954, for inspection and decision; applicant to file statement as to existing bracing of wall on adjacent building to the west; objector may file a memorandum in opposition; hearing closed.

732-51-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Cecelia Green, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles, with curb cuts and show window nearer the residence use district than is permitted.

PREMISES AFFECTED—1141-1157 Utica avenue and 5001-5011 Clarendon road, northeast corner, Block 4761, Lots 37, 39, 40, 41 and 42, Borough of Brooklyn.

ACTION OF BOARD—Laid over from October 5, 1954, to October 26, 1954, for inspection and decision without further argument; hearing closed.

902-53-BZ

APPLICANT—Haydn H. Craigwell, for Peter Sanders, owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, C area district the extension in area of existing store on first floor using more than the area permitted.

PREMISES AFFECTED—1267-1271 Fulton street, north side, 111.0 ft. east of Arlington place, Block 1848, Lots 31 and 32, Borough of Brooklyn.

ACTION OF BOARD—Laid over from October 5, 1954, to October 26, 1954, for inspection and decision without further argument; hearing closed.

351-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Trisolini, owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of

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the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1275-1283 Gun Hill road, north side, from Bouck to Wilson avenues, 3201-3211 Wilson avenue and 3250-3256 Bouck avenue, Block 4734, Lot 92, Borough of The Bronx.

ACTION OF BOARD—Laid over from October 5, 1954, to October 26, 1954, at request of objectors; no further request for adjournments.

468-54-BZ

APPLICANT—Ingram S. Carner, for William Reeder, owner.

SUBJECT—Application June 9, 1954—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office, and the parking of cars waiting to be serviced; and to permit the use of existing accessory building located on existing gasoline service station—located on northeast corner of Utopia parkway and the Horace Harding boulevard.

PREMISES AFFECTED—175-33 to 175-41 Horace Harding boulevard and 59-02 to 59-08 Utopia parkway, northwest corner and 175-50 to 175-60 59th avenue, Block 6890, Lot 1, Fresh Meadows, Borough of Queens.

ACTION OF BOARD—Laid over from October 5, 1954, to October 26, 1954, for inspection and decision; hearing closed.

220-51-BZ—Vol. II

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application reopened July 8, 1952 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district, the proposed building and the change in occupancy from gasoline oil selling station and the parking and storage of more than five motor vehicles, to gasoline service station, accessory building to include store, utility room, lubritorium, auto-washing, motor vehicle repairs, storage and sale of accessories and to permit the existing parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neill avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

Laid over from September 14th to October 13, 1954, for inspection and decision; then to October 26, 1954, for applicant to file revised plans showing garage on north side of lot and for decision by the Board; hearing previously closed; no further argument.

534-52-A

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application June 19, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neil avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

632-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Irving Rubber and Metal Co., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a structure using more than the area permitted, and to be used for office, loading space, junk shop for sorting, packing and baling of scrap metal and rubber (no paper

or rags), with an entrance to off street loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—9517-9529 Ditmas avenue and 736-746 East 96th street, northwest corner, Block 8113, Lot 1, Borough of Brooklyn.

Laid over from October 13, 1954, to October 26, 1954, at request of the applicant.

391-54-BZ

APPLICANT—Kitzler and Nurick, for U. K. Realty Corp., owner.

SUBJECT—Application May 18, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district the erection and maintenance of a structure using more than the area permitted.

PREMISES AFFECTED—2386-2392 Flatbush avenue, west side, 200 ft. north of Avenue T, Block 8528, Lots 65, 67 and 68, Borough of Brooklyn.

Laid over from October 13, 1954, to October 26, 1954 for inspection and decision without further argument; hearing closed.

359-54-BZ

APPLICANT—Charles M. Spindler, for Muller Brothers Holding Corp., owner.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit the extension of storage warehouse located in the business use district portion, to extend into the residence use portion, using more than area permitted in a D area district, and to permit a business entrance nearer the residence use district than is permitted to proposed extension of parking and storage of motor vehicles.

PREMISES AFFECTED—101-08 to 101-28 Queens boulevard and 101-21 to 101-33 67th drive, southwest corner, Block 3171, Lot 28, Forest Hills, Borough of Queens.

Laid over from September 21, 1954, to October 19, 1954, for inspection and decision without further argument; hearing closed; then to October 26, 1954, for applicant to file revised drawings as to signs; hearing previously closed. The site and area were inspected by a Committee of the Board.

360-54-A

APPLICANT—Charles M. Spindler, for Muller Brothers Holding Corp., owner.

SUBJECT—Application April 30, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—101-08 to 101-28 Queens boulevard and 101-21 to 101-33 67th drive, southwest corner, Block 3171, Lot 28, Forest Hills, Borough of Queens.

131-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station and store, to include lubritorium, car wash, motor vehicle repair shop, store and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

Laid over from July 7, 1954, to July 20, 1954, for inspection and decision without further argument; then to September 14, 1954, applicant to file revised plans; then to October 5, 1954, for applicant to consult with lessee and file revised plans; then to October 19, 1954, for further study by applicant and owner and for report to the Board; applicant to submit revised plans. The premises and area have

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been inspected by a Committee of the Board; then to October 26, 1954, for applicant to file revised plans of required size; hearing previously closed.

132-54-A

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—filed pursuant to section 35, General City Law re premises in bed of proposed widening of Parsons boulevard and 20th avenue.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

147-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruckner Boulevard Leasing Corp., owner.

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the maintenance of existing legal high speed (automatic) auto laundry and to permit the erection and maintenance, for a term of fifteen years of a gasoline service station, lubritorium, motor vehicle repairs, storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—482-504 Utica avenue, west side, from Midwood street to Maple street, 842-850 Maple street and 861-871 Midwood street, Block 4589, Lot 95, Borough of Brooklyn.

Laid over from July 20, 1954, to September 21, 1954, at request of objectors' representative; no further request for adjournment; then to October 13, 1954, for inspection and decision; hearing closed; then to October 19, 1954, for further consideration after applicant consults with owner as to entrances on the street; hearing previously closed; then to October 26, 1954, for applicant to file revised plans showing separation of auto laundry and removal of sign; hearing previously closed.

376-42-BZ—Vol. III

APPLICANT—Edward Handelman, for Standard Properties, Inc., owner (The Heights Co. Inc., owner under contract).

SUBJECT—Application reopened July 20, 1954 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district the parking and storage of motor vehicles.

PREMISES AFFECTED—262 Fulton street, west side, 167 ft. 11 in. south of Clark street, Block 238, Lot 50, Borough of Brooklyn.

Laid over from October 19, 1954, to October 26, 1954, for decision; hearing closed; no further argument.

627-39-BZ—Vol. III

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application reopened July 20, 1954, as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and rearrangement of existing gasoline service station, lubritorium, storage and sale of accessories and office; and the parking and storage of more than five motor vehicles; and to include the wholesale sale of kerosene, car washing (non-automatic), motor vehicle repairs and the parking of cars waiting to be serviced.

PREMISES AFFECTED—2642-2666 Fulton street, south side, from Pennsylvania avenue to New Jersey avenue, Block 3670, Lot 18, Borough of Brooklyn.

478-53-BZ

APPLICANT—Joseph Amaru, for James Muro and Edward Muro, owners.

SUBJECT—Application June 18, 1953—(decision of the borough superintendent) under sections 7c and 7i of the

zoning resolution, to permit in a residence and business use district the maintenance of motor vehicle repair shop (including body and fender work), to existing gasoline service station, non storage garage for more than five motor vehicles, lubritorium, and car washing.

PREMISES AFFECTED—46-01 108th street, southeast corner of 46th avenue, Block 2002, lot 1, Corona, Borough of Queens.

835-53-BZ

APPLICANT—Theodore S. Nilsen, for John and Hermine Seco, owners.

SUBJECT—Application November 19, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G 1 area district, the maintenance of existing one family dwelling without the required side yard.

PREMISES AFFECTED—243-15 137th avenue, north side, 40 ft. west of 244th street, Block 13240, Lot 3, Rosedale, Borough of Queens.

297-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sylvia Griff, owner.

SUBJECT—Application March 12, 1954—(decision of the borough superintendent) under sections 7c and 19A(h) of the zoning resolution, to permit in the business use portion of plot located in a residence and business use, D area district, the demolition of existing frame structure on lot 23, and the erection of a new one-story extension, using more than area permitted; and to permit an opening from proposed extension to existing frame structure to construct one large store; and to permit a horizontal exit door between two structures; and to permit an entrance to a proposed loading area—both located in the residence use portion of plot, with the loading area less than 33 feet in depth, and less than 14 feet in height.

PREMISES AFFECTED—65-61 to 65-65 Grand avenue and 56-64 to 56-72 Hamilton place, northwest corner (Block 2719, Lots 21, 22 and 23), Maspeth, Borough of Queens.

790-49-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sylvia Griff, owner.

SUBJECT—Application reopened April 20, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—65-61 to 65-65 Grand avenue and 56-64 to 56-72 Hamilton place, northwest corner, Block 2719, Lots 21, 22 and 23, Maspeth, Borough of Queens.

355-54-BZ

APPLICANT—Burke, Green and Groh, for DeVoe Iron Works, Inc., owner.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent), under sections 7a, 7e and 21 of the zoning resolution, to permit in a business use district the demolition of metal office and storage buildings and the construction of a new one-story fireproof extension to existing iron works to house crane now in open yard and to install an additional traveling crane in new portion of building, without the required inner court along northerly lot line.

PREMISES AFFECTED—33-29 to 33-43 9th street, east side, 125.10 ft. north of 34th avenue, Block 320, Lot 10. Long Island City, Borough of Queens.

356-54-A

APPLICANT—Burke, Green and Groh, for DeVoe Iron Works, Inc., owner.

SUBJECT—Application April 30, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—33-29 to 33-43 9th street, east side, 125.10 ft. north of 34th avenue, Block 320, Lot 10. Long Island City, Borough of Queens.

CALENDAR

398-54-BZ

APPLICANT—Patrick D. Concagh, for Jafra Holding Corp., owner.

SUBJECT—Application May 20, 1954—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in the retail use district portion of a lot located in a residence and retail use, D area district, the erection of a business building (stores, offices and factory), using more than the area permitted.

PREMISES AFFECTED—2702 East Tremont avenue, west side, 46.84 ft. south of St. Raymond avenue and 1542 Benson street, Block 3988, Lot 18, Borough of The Bronx.

425-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Nat Peterson and Herbert H. Pensig, owners.

SUBJECT—Application May 27, 1954—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, store and office; and to permit the parking and storage of motor vehicles with curb nearer the residence use district than is permitted; for a term of fifteen years.

PREMISES AFFECTED—157-21 to 157-39 Cross Bay boulevard, east side, 109.54 ft. north of 149th avenue. Block 11529, Lot 40, Ozone Park, Borough of Queens.

431-54-BZ

APPLICANT—Robert Gottlieb, for Ralph Cioffi, owner.

SUBJECT—Application June 2, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the erection and maintenance of an automobile auto laundry, conducted as the principal business of establishment, for a term of ten years.

PREMISES AFFECTED—2615 Ponton avenue, north side, 100 east of Williamsbridge road and 2616 Roberts avenue, Block 4073, Lot 40, Borough of The Bronx.

452-54-BZ

APPLICANT—Henry G. Harris, for Louis Liebler, owner.

SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—239 Stanton street, southwest corner of Willett street, Block 339, Lot 22, Borough of Manhattan.

519-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Weiss and Sons, Inc., owner.

SUBJECT—Application June 17, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence and business district the maintenance of existing use of office and drafting room in building No. 1 in conjunction with monumental works, and to permit the maintenance of existing steel rolling crane, and open storage of granite between buildings 1 and 2, and to permit building 2 to be used for Diesel engine in connection with monumental works; and to maintain building 3 with its present monumental works and machinery use, and the southern part of lot with its existing steel rolling crane and open monumental machinery consisting of a wire saw and the erection of an additional wire saw alongside present one in open area.

PREMISES AFFECTED—928-940 Jamaica avenue and 1-35 Lincoln avenue, southeast corner, Block 4109, Lot 91, Borough of Brooklyn.

529-54-BZ

APPLICANT—Max Wechsler, for Self-Service Super Market, Inc., owner.

SUBJECT—Application June 17, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the use of second story for offices and meeting room, with two exits from the second floor to street through the residence use portion of lot.

PREMISES AFFECTED—1370-1380 Jerome avenue, northeast corner of Elliot place, Block 2842, Lot 1, Borough of The Bronx.

248-54-A

APPLICANT—Lama, Proskauer and Prober and Irwin Pakula, for Mario and Susie Marani, owners.

SUBJECT—Application March 24, 1954—filed pursuant to section 35, General City Law re premises located in bed of mapped streets—proposed widening of Parsons boulevard and 75th avenue.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner, Block 6823, Lot 1, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 26, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 26, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

549-53-A

APPLICANT—B. & B. Cleaners and Tailors, Inc., owner.

SUBJECT—Application July 16, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—198-10 Linden boulevard, south side, 280 ft. east of 198th street, Block 12619, Lot 5, St. Albans, Borough of Queens.

552-54-A

APPLICANT—Charles N. and Selig Whinston, for Louis Katz and Henry Hirsch, owners.

SUBJECT—Application June 29, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—42 East 69th street, south side, 150 ft. west of Park avenue, Block 1383, Lot 43, Borough of Manhattan.

694-49-A—Vol. II

APPLICANT—Harry Speyerer, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re Appeal from a decision of the commissioner of Marine and Aviation.

PREMISES AFFECTED—Foot 14th road, west side, of 100th street, 400 ft. south of 14th avenue, Block 4044, Lot 20, College Point, Borough of Queens (under section 35, General City Law—re bed of mapped street—14th road).

909-50-A—Vol. II

APPLICANT—Sidney Daub, for Moe Mandell, owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—446 West 36th street, south side, 200 ft. east of 10th avenue, Block 733, Lot 62, Borough of Manhattan.

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rudolph and Bertha Pollak, SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N.B. 567-52 (building not constructed in accordance with approved plans).

CALENDAR

PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julis DeMasi and Florence Lociceio.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Dominick W. Ciminiello.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.

PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Anthony M. and Sarah Capuano.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Cono and Nancy Giardina.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglia, Jr.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rhersen and Beatrice Kaufman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 573-52 (constructed not in accordance with approved plans).

PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Henry and Dorothy Kurtz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11507-52 issued re N.B. 574-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Manuel and Theresa Molines.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Arthur and Julia Sussman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benjamin and Helen Katz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Max Kanak.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.

SUBJECT—Application March 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

793-52-A

APPLICANT—Joseph Schafran, for Morton Pickman. Bess Berley and Esther Elman, owners.

SUBJECT—Application October 1, 1952—Appeal from decisions re orders of the fire commissioner.

PREMISES AFFECTED—206-10 to 206-16 86th road, 86-50 to 86-54; 86-60 to 86-64; 86-72 to 86-76; 86-80 to 86-84 and 86-92 to 86-96 208th street (Block 10590, Lot 100); 209-10 to 209-16 and 209-30 to 209-34 86th drive and 210-10 to 210-16 and 210-34 to 210-40 Grand Central parkway (Block 10592, Lot 150); 209-31 to 209-35 86th drive; 86-09 to 86-15; 86-35 to 86-39; 86-61 to 86-65 and 86-91 to

CALENDAR

86-95 208th street; 208-26 to 208-30; 208-70 to 208-76; 208-84 to 209-90 Grand Central parkway (Block 10593, Lot 2); 206-09 to 206-15 86th road; 86-02 to 86-06; 86-18 to 86-20 and 86-26 to 86-30 208th street (Block 10599, Lot 100), Hollis, Borough of Queens.

115-54-A

APPLICANT—Burke, Green and Groh, for Anchor Coal Co., Inc., and Sunshine Coal, Coke and Fuel Oil, Inc., owners.

SUBJECT—Application February 17, 1954—Re: Transportation of fuel oil (No. 2) in tank trucks in New York City (capacity of tanks not in accordance with Fire Department specifications covering Tank Trucks).

486-54-A

APPLICANT—Fred Leef, Isadore Silverman and Samuel Feldman, d/b/a Silverleaf Realty Corp., owner (Fred-Chaite Studios Inc., lessee).

SUBJECT—Application June 16, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35 West 56th street, north side, 369 ft. east of 6th avenue (Avenue of the Americas), Block 1272, Lot 16, Borough of Manhattan.

296-54-A

APPLICANT—Patrick D. Concagh, for Waldorf Astoria Hotel Corp., owner.

SUBJECT—Application April 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—301-309 Park avenue, 538-556 Lexington avenue, 81-121 East 49th street and 80-120 East 50th street, entire block, Block 1304, Lot 1, Borough of Manhattan.

393-54-A

APPLICANT—J. T. Kelleher, borough superintendent.

OWNERS OF PREMISES—Thomas J. and Margaret White.

SUBJECT—Application May 18, 1954—re Revocation of Certificate of Occupancy Q87507, issued February 24, 1953, re N. B. 5106-52.

PREMISES AFFECTED—150-29 116th street, east side, 98.63 ft. north of North Conduit avenue, Block 11839, Lot 22, Ozone Park, Borough of Queens.

896-52-A

APPLICANT—Hal. I. Mirowitz, for Vito Brancato, owner.

SUBJECT—Application December 22, 1952—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—482-484 Leonard street, east side, 78 ft. north of Engert avenue, Block 2698, Lot 5, Borough of Brooklyn.

332-53-A

APPLICANT—St. John's University, owner.

SUBJECT—Application April 30, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—Block bounded by Union turnpike, 170th street, Utopia parkway, 82nd avenue, 172nd street, service road of Grand Central parkway, 168th street and proposed Goethals avenue (Block 7021, Lot 1; Block 7022, Lot 1; Block 7023, Lot 1; Block 7029, Lot 30; Block 7030, Lot 30; Block 7031, Lot 1; Block 7032, Lot 1; Block 7033, Lot 1; Block 7034, Lots 1 and 12; Block 7035, Lots 1, 11 and 28; Block 7036, Lots 1, 10 and 23; Block 7037, Lots 1, 10 and 28; Block 7048, Lots 64, 66, 69 and 74; Block 7049, Lot 1; Block 7051, Lot 1; Block 7052, Lot 1; Block 7053, Lot 1; Block 7054, Lot 1; Block 7055, Lots 1 and 8; Block 7056, Lots 1 and 9; Block 7058, Lot 1; Block 7059, Lot 1; Block 7060, Lot 1; Block 7061, Lots 1 and 22; Block 7062, Lots 1 and 8; Block 7063, Lot 1; Block 7064, Lots 116, 122, 124, 127, 129, 131 and 136), Flushing, Borough of Queens.

824-53-A

APPLICANT—Bernhardt T. Berman, for Sol R. Mantell, owner.

SUBJECT—Application November 19, 1953 filed pursuant to Section 35 General City Law re premises in bed of a mapped street—Beach 68th street and an Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—68-02 Bayfield avenue, north side, 275 ft. west of Beach 67th street, Block 447, Lot 83, Arverne, Borough of Queens.

657-53-A

APPLICANT—Henry George Greene, for 517 West Realty Corp., owner.

SUBJECT—Application August 14, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—513-519 West 57th street, north side, 125 ft. west of 10th avenue and 508-516 West 58th street, Block 1086, Lot 24, Borough of Manhattan.

39-54-A

APPLICANT—Leonard F. Rothkrug, for Riccardo Verdim, owner.

SUBJECT—Application January 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—81-10 102nd avenue, south side, 82.90 ft. east of 81st street, Block 9052, Lot 13, St. Albans, Borough of Queens.

40-54-A

APPLICANT—Ralph E. Stork, for Dairymen's League Co-op. Association, Inc., owner.

SUBJECT—Application January 19, 1954—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—513-523 West 24th street, north side, 455 ft. east of 11th avenue, Block 696, Lot 20, Borough of Manhattan.

63-54-A

APPLICANT—Fred C. Dahlem, for Cosmetology Publications Corp., owner.

SUBJECT—Application January 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3837-3839 White Plains road, west side, 75.31 ft. south of East 221st street, 2nd floor; Block 4655, Lot 42, Borough of The Bronx.

70-54-A

APPLICANT—Degenhardt, Miller and Lindberg, for Flushing Hospital and Dispensary, owner.

SUBJECT—Application February 2, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—44-14 Parsons boulevard, southwest corner of 45th (Franconia) avenue, Block 5199, Lots 1, 19 and 21, Flushing, Borough of Queens.

101-54-A

APPLICANT—Maurice Intrator, for Stanley Pulak, owner.

SUBJECT—Application February 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—106-19 Sutphin boulevard, east side, 40 ft. north of South road, Block 10060, Lot 28, Jamaica, Borough of Queens.

113-54-A

APPLICANT—Ferdinand Savignano, for Esterina Pelosi, owner.

SUBJECT—Application February 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1676 57th street, south side, 140 ft. west of 17th avenue, Block 5497, Lot 39, Borough of Brooklyn.

119-54-A

APPLICANT—Charles M. Spindler, for A.S.W. Operating Corp., owner (Imperial Cleaning Stores, lessee).

CALENDAR

SUBJECT—Application February 18, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—204-06 Jamaica avenue (204-12 official), south side, 100.57 ft. east of 204th street and 98-11 to 98-21 204th street, 1st floor; Block 10834, Lots 1 and 11, Hollis, Borough of Queens.

138-54-A

APPLICANT—Aaron Gelman, for Lester T. Doyle (trustee).

SUBJECT—Application February 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1100-1104 East 177th street, southeast corner of Devoe avenue, Block 3904, Lot 1, Borough of The Bronx.

174-54-A

APPLICANT—Lama, Proskauer and Prober, for 351 Jay Realty Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—351 Jay street, east side, 150 ft. south of Myrtle avenue, Block 147, Lot 9, Borough of Brooklyn.

238-54-A

APPLICANT—M. Martin Elkind, for Eagle Metal Co., owner.

SUBJECT—Application April 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—36-27 36th street, east side, 242.71 ft. south of 36th avenue, Block 636, Lot 19, Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 3, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, November 3, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

288-54-BZ

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

SUBJECT—Application April 7, 1954—(decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit in an unrestricted use, B area and 1½ times height district the erection and maintenance of a structure in excess of height permitted and without the required loading berths.

PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

Laid over from July 20, 1954, to July 27, 1954, for further consideration and decision; hearing closed; then to October 5, 1954, at request of applicant for the purpose of furnishing revised plans in connection with this application and Cal. 289-54-A, and to obtain any additional objections that may be necessary; then to October 13, 1954, for applicant to consult with owner and report to the Board as to certain changes in plans as to insulation and combustion; then to November 3, 1954, at request of the applicant.

289-54-A

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

SUBJECT—Application April 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

700-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Millie Mayser, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories and the parking and storage of motor vehicles.

PREMISES AFFECTED—9319-9333 3rd avenue and 301-311 94th street, northeast corner, Block 6107, Lots 1, 5 and 67, Borough of Brooklyn.

475-49-BZ—Vol. II

APPLICANT—O'Connell and McInerney, for Oncrest Realities, Inc., owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—10 East 190th street, south side, 100 ft. east of Jerome avenue, Block 3189, Lots 14 and 17, Borough of The Bronx.

695-49-BZ—Vol. III

APPLICANT—Halperin, Natanson, Shivitz and Scholer, for Patsy Baselice, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. III—re (decision of the borough superintendent) under section 7li of the zoning resolution, to permit for a term of five years in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—298-306 East 140th street, south side, 104.30 ft. east of 3rd avenue, Block 2314, Lot 58, Borough of The Bronx.

559-51-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Causeway Service Station, Inc., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district the reconstruction and rearrangement of existing gasoline service station, to include lubricatorium, car wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—133-02 Jamaica avenue and 87-01 to 87-09 133rd street, southeast corner, Block 9341, Lots 1 and 3, Richmond Hill, Borough of Queens.

25-54-BZ

APPLICANT—Theodore S. Nilsen, for Lillian Fried, owner (Herman Ott, lessee).

SUBJECT—Application January 20, 1954—(decision of the borough superintendent), under section 7i of the zoning resolution, to permit in a business use district the addition of motor vehicle repair shop on first floor to existing storage garage for more than five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—327-329 East 84th street, north side, 300 ft. west of 1st avenue, Block 1547, Lot 13, Borough of Manhattan.

103-54-BZ

APPLICANT—Siegel and Green, for L.S.C. Realty Corp., owner.

SUBJECT—Application February 4, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of an outdoor skating rink with an acces-

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sory building with illuminated business signs on building, for a term of five years.
PREMISES AFFECTED—1950 Bruckner boulevard, south side, 364.8 ft. west of Pugsley avenue, Block 3677, Lots 58 and 61, Borough of The Bronx.

104-54-A

APPLICANT—Siegel and Green, for L.S.C. Realty Corp., owner.

SUBJECT—Application February 4, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1950 Bruckner boulevard, south side, 364.8 ft. west of Pugsley avenue, 1st floor; Block 3677, Lots 58 and 61, Borough of The Bronx.

152-54-BZ

APPLICANT—Robert Gottlieb, for Carl Rubman, owner.

SUBJECT—Application March 5, 1954—(decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a retail use district for a term of ten years manufacturing that is not incidental to the conduct of a retail business conducted on premises.

PREMISES AFFECTED—721 Burke avenue, northeast corner of Cruger avenue, Block 4597, Lots 5 and 9, Borough of The Bronx.

153-54-A

APPLICANT—Robert Gottlieb, for Carl Rubman, owner.

SUBJECT—Application March 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—721 Burke avenue, northeast corner of Cruger avenue, Block 4597, Lots 5 and 9, Borough of The Bronx.

191-54-BZ

APPLICANT—Charles Abrahams, for Industrial Iron and Steel Products Co., owner.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent), under section 21 of the zoning resolution, to permit in an unrestricted use, C area district the extension to existing building using more than the area permitted.

PREMISES AFFECTED—211-217 Banker street, east side, 145 ft. south of Meserole avenue, Block 2616, Lot 56, Borough of Brooklyn.

192-54-A

APPLICANT—Charles Abrahams, for Industrial Iron and Steel Products Co., owner.

SUBJECT—Application March 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—211-217 Banker street, east side, 145 ft. south of Meserole avenue, Block 2616, Lot 56, Borough of Brooklyn.

212-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruce D. MacDonald, owner.

SUBJECT—Application March 24, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit for a term of fifteen years, in a local retail use district the erection and maintenance of a gasoline service station, lubratorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—145-11 to 145-19 (145-15 official) 243rd street and 243-01 to 243-09 Mayda road, northeast corner, Block 13568, Lot 27, Rosedale, Borough of Queens.

292-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—(decision of the borough superintendent) under sections 7c, 7i and 7h of the

zoning resolution, to permit in a retail use district the extension in area of existing gasoline station to include existing uses of open greasing lift and pit, store for auto accessories, car washing, motor vehicle repairs, and storage of auto accessories, and to add the parking and storage of motor vehicles on unbuilt upon portion of plot, and the relocation of gasoline pumps on unbuilt upon portion of plot, and the relocation of gasoline pumps and addition of new curb cuts.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

293-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—filed pursuant to section 35, General City Law re premises located partly in bed of proposed widening of Parkinson avenue.

PREMISES AFFECTED—1231-1253 (1233 official, formerly 1138) Hylan boulevard, and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 3, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 3, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

68-42-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application reopened May 11, 1954 as to additional and change of trade names—re USG Duron (combustible trim partition, etc.) previously approved.

40-48-SM—Vol. III

APPLICANT—F. Schumacher and Company, owner.

SUBJECT—Application reopened July 13, 1954 as to new Nylon Fabrics—re F. Schumacher and Company, Nylon Woven Fabrics, previously approved.

754-52-SM—Vol. II

APPLICANT—National Gypsum Company, owner-manufacturer (Sheldon H. Cady, agent).

SUBJECT—Application reopened October 6, 1953 as Vol. II—re Gold Bond Fully Accessible Acoustical Tile Ceiling with "J" Mechanical Suspension System, approval of.

572-51-SM

APPLICANT—Weatherguard Service, Inc., owner-manufacturer.

SUBJECT—Application August 14, 1951—Everguard Ribbed Steel Cross Bridging, approval of.

403-40-SM

APPLICANT—Masonite Corporation, owner.

SUBJECT—Application reopened July 20, 1954 as to additional trade name—re Masonite for floors; previously approved.

741-53-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application October 9, 1953—Gold Bond Metal Base and Floor Clips (for use in Gold Bond Partition Systems), approval of.

316-45-SM

APPLICANT—Allentown Portland Cement Company, owner.

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SUBJECT—Application reopened July 20, 1954 and amendment as to additional trade name—re Allentown Mortar Cement (also marketed as: Nazareth Mortar Cement, Dragon Mortar Cement and National Mortar Cement), previously approved.

309-46-SA

APPLICANT—Wayne Home Equipment Company, owner.
SUBJECT—Application reopened March 23, 1954—re amendment to resolution as to additional model and permission to market under additional trade names—re Wayne Oil Burner, Model O, previously approved.

899-47-SA

APPLICANT—Bryant Heater Company, owner.
SUBJECT—Application reopened July 13, 1954 as to include Bryant Model 319—re Bryant Winter Air Conditioner, previously approved.

86-47-SA

APPLICANT—Pyrene Manufacturing Company, owner.
SUBJECT—Application reopened June 22, 1954, as to amendment to resolution to include additional Air Foam Makers Around the Pump Proportioners, Pressure Line Inductors, Foam Maker Spray Head Units, Forcing Type Foam Makers and 3% and 6% High and Low Expansion Air Foam Compound—re Air Foam System (fire extinguishing system), previously approved.

534-54-SA

APPLICANT—John J. Disimilo, for Speedy Washer Manufacturing Company, owner, (Murray H. Steckel, agent).
SUBJECT—Application June 21, 1954—Speedy Washer Model LAP, approval of.

561-54-SA

APPLICANT—Arthur P. McNulty, for American Kitchens Division of Avco Manufacturing Corporation, owner (Weiss and Besserman, agent).
SUBJECT—Application June 29, 1954—American Kitchens Automatic Dishwasher, Model DW-481-P, DW-24UCA, DWF-2401 and DW-48AA, approval of.

249-54-A

APPLICANT—Loft Candy Corp., owner.
SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—38-38 9th street, northwest corner of 40th avenue (Block 476, Lot 1), Long Island City, Borough of Queens.

541-53-A

APPLICANT—Leonard F. Rothkrug, for George Donus, owner.
SUBJECT—Application June 18, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—133-18 Francis Lewis boulevard west side, 160 ft. south of 133rd avenue, Block 12969, Lot 8, Laurelton, Borough of Queens.

659-53-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings.
OWNERS OF PREMISES—George B. and Cecil A. Donus.
SUBJECT—Application August 18, 1953—Revocation of Certificate of Occupancy #84750-52 issued re Alt. 2702-52.
PREMISES AFFECTED—133-18 Francis Lewis boulevard, west side 160 ft. south of 133rd avenue, Block 12969, Lot 8, Laurelton, Borough of Queens.

894-53-A

APPLICANT—Ervin Palmer, for Daspal Realty Corp., owner.
SUBJECT—Appeal filed December 10, 1953 from an order of the fire commissioner and decisions of the borough superintendent.

PREMISES AFFECTED—34 West 13th street, south side, 395 ft. east of Avenue of the Americas, Block 576, Lot 22, Borough of Manhattan.

343-50-A—Vol. II

APPLICANT—Mergenthaler Linotype Company, owner.
SUBJECT—Application reopened March 2, 1954 as Vol. II—re Appeal from a decision of the fire commissioner.
PREMISES AFFECTED—1-57 Hall street; 2-60 Ryerson street; 15-49 Ryerson street; 299-313 Park avenue and 248-254 Flushing avenue, Blocks 1867 and 1877, Lot 1, Borough of Brooklyn.

879-53-A

APPLICANT—Harry L. Alper, for Marian R. Feist, and Harold A. Rouse, owners (Third-Mile Shoe Co., Inc., lessee).
SUBJECT—Application December 10, 1953—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—1536 Third avenue, west side, 72 ft. 8½ in. north of East 86th street, Block 1515, Lot 36, Borough of Manhattan.

105-53-A

APPLICANT—Hellenic Orthodox Community Saint Barbara, Adjoining owner.
OWNER OF RECORD—Kamgo Service Station Inc.
SUBJECT—Application February 9, 1953—Appeal from a decision of the borough superintendent re Revocation of Certificate of Occupancy, 30392/52 and Approval of N.B. App. 62-52.
PREMISES AFFECTED—26 Forsyth street, east side, 101 ft. 6 in. north of Division street, Block 292, Lot 7, Borough of Manhattan.

423-53-A

APPLICANT—145 East 23rd St., Hotel Restaurant Corp., for Lawrence A. Wien, owner (Kenmore Hotel Corp., lessee).
SUBJECT—Application May 22, 1953—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—143-145 East 23rd street, north side, 102 ft. east of Lexington avenue, Block 879, Lot 27, Borough of Manhattan.

167-54-A

APPLICANT—Gabriel Nathan, for Rockaway Park Series Corp., owner.
SUBJECT—Application March 10, 1954—filed pursuant to section 35, General City Law re premises in bed of mapped street—proposed widening of Regina avenue.
PREMISES AFFECTED—22-02 to 22-04 Beach Channel drive and 22-09 to 22-11 Regina avenue, southwest corner, Block 216, Lot 58, Far Rockaway, Borough of Queens.

244-54-A

APPLICANT—Abram Shlefstein, for Dworetzky and Shlefstein, Inc., owners.
SUBJECT—Application March 19, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—99 Varet street, north side, 150 ft. west of Humboldt street, Block 3106, Lot 30, Borough of Brooklyn.

282-54-A

APPLICANT—Arthur Jovis, for Leah Wenig, Melba and Ruth Foldstein, owners.
SUBJECT—Application April 19, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—614 Gates avenue, south side, 325 ft. east of Gates avenue, Block 1816, part of Lot 16, Borough of Brooklyn.

287-54-A

APPLICANT—William H. Fuhrer, for Combination Manhattan Corp., owner (Cushmans Sons Inc., lessee).

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SUBJECT—Application March 31, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—21 West 34th street, north side, 450 ft. west of 5th avenue, Block 836, Lot 18, Borough of Manhattan.

336-54-A

APPLICANT—Ashford Street Talmud Torah, owner.
SUBJECT—Application March 10, 1954—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—473 Ashford street, east side, 125 ft. south of Sutter avenue, Block 4048, Lot 16, Borough of Brooklyn.

274-54-A

APPLICANT—Ludwig Hanauer, for Coster Houses, Inc., owner.
SUBJECT—Application April 12, 1954—filed pursuant to sec. 310 M.D.L. for variation of sec. 177(3) re required open spaces.
PREMISES AFFECTED—160 East 36th street, southwest corner of 3rd avenue, Block 891, Lot 46, Borough of Manhattan.

258-54-A

APPLICANT—H. E. Horwood, for Rector Studios, Inc., owner.
SUBJECT—Application March 16, 1954—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—408-412 East 93rd street, south side, 144 ft. east of 1st avenue, Block 1572, Lots 42-44, Borough of Manhattan.

243-54-A

APPLICANT—Siegel and Green, for N.L.R. Realty Corp., owner.
SUBJECT—Application March 18, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—71-73 East Broadway and 9 Market street, southwest corner, Block 280, Lot 27, Borough of Manhattan.

330-54-A

APPLICANT—Arthur J. McDermott, for Arthur J. McDermott, Jacob A. and Georgia Post Visel, owners.
SUBJECT—Application April 27, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—90-01 Parsons boulevard, south-east corner of 90th avenue, Block 9756, Lot 28, Jamaica, Borough of Queens.

733-52-A—Vol. II

APPLICANT—Ernest F. W. Franck, for Safeway Stores, Inc., owner.
SUBJECT—Application reopened October 13, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—874-882 Myrtle avenue, south side, 140 ft. west of Tompkins avenue, Block 1755, Lots 32, 33, 34, 35 and 36, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 5, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, November 5, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

64-27-SR—Vol. II

Proposed Revision of the Factory Exit Rules.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 9, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 9, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

139-53-BZ

APPLICANT—Leonard F. Rothkrug, for P. J. Construction Corp., owner.
SUBJECT—Application February 27, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage, nearer to side and rear lot lines than is permitted.
PREMISES AFFECTED—110-40 Jewel avenue, south side, 200 ft. west of 112th street, Block 2231, Lot 26, Forest Hills, Borough of Queens.

Laid over from September 21, 1954, to October 13, 1954, at request of applicant's representative; then to November 9, 1954, for inspection and decision without further argument; hearing closed.

723-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John Al-bergo, owner.
SUBJECT—Application reopened December 22, 1953 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of twenty motor vehicles on the same lot with a three family dwelling, for a term of five years.

PREMISES AFFECTED—169-177 Palmetto street, north side, 125 ft. east of Central avenue, Block 3342, Lot 55, Borough of Brooklyn.

Laid over from October 13, 1954, to November 9, 1954, for inspection, additional information from applicant and for decision without further argument; hearing closed.

945-53-A

APPLICANT—Lama, Proskauer and Prober, for John Al-bergo, owner.
SUBJECT—Application filed September 16, 1953—for a variation of the provisions of section 60 of the Multiple Dwelling Law.
PREMISES AFFECTED—177 Palmetto street, north side, 125 ft. east of Central avenue, Block 3342, Lot 55, Borough of Brooklyn.

372-52-BZ

APPLICANT—Remander and Miller, for Walter G. Stack-ler and Leonard L. Frank, owners.
SUBJECT—Application May 21, 1952 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a local retail and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, accessory sales, motor vehicle repairs and office.

PREMISES AFFECTED—231-16 Linden boulevard and 117-04 232nd street, southwest corner, Block 12748, Lot 106, St. Albans, Borough of Queens.

Laid over from October 13, 1954, to November 9, 1954, for notices to be sent to affected property owners.

242-54-BZ

APPLICANT—Charles M. Spindler, for CMH Realty Co., Inc., owner.
SUBJECT—Application April 8, 1954—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories, and office.

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PREMISES AFFECTED—21-15 Jackson avenue and 46-27 to 46-35 21st street, northeast corner and 21-02 to 21-10 46th road, Block 74, Lot 1, Long Island City, Borough of Queens.

Laid over from October 13, 1954, to November 9, 1954, for inspection and decision without further argument.

397-54-BZ

APPLICANT—Patrick D. Concagh, for 309 West Street Corp., owner.

SUBJECT—Application May 20, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the demolition of existing buildings and to permit vacant plot to be used for the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—309-311 West 46th street, north side, 145 ft. west of 8th avenue, Block 1037, Lots 125 and 26, Borough of Manhattan.

Laid over from October 13, 1954 to November 9, 1954, for inspection and decision without further argument; hearing closed.

455-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Frederick H. Kreckman, owner.

SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of ten years the conversion of existing legal use (garage), to office auto body and fender work, welding and incidental auto painting and spraying.

PREMISES AFFECTED—184-186 Vermont street, west side, 141 ft. 9 in. south of Atlantic avenue, Block 3688, Lots 25 and 26, Borough of Brooklyn.

Laid over from October 13, 1954 to November 9, for inspection and decision without further argument; hearing closed.

955-23-BZ—Vol. II

APPLICANT—Siegel and Green, for 206 East 56th Street Realty Corp., owner (Park Palace Auto Service Corp., lessee).

SUBJECT—Application reopened July 20, 1954 as Vol. II—re (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a business use district the parking and storage of more than five motor vehicles on roof of existing garage for more than five motor vehicles.

PREMISES AFFECTED—206-214 East 56th street, south side, 110 ft. east of 3rd avenue, Block 1329, Lot 41, Borough of Manhattan.

1357-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Marvel I. Hory, owner.

SUBJECT—Application reopened July 20, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, store and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4467-4479 Broadway and 700-706 West 192nd street, southwest corner, Block 2180, Lot 513, Borough of Manhattan.

1148-38-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Neill Supply Co., owner.

SUBJECT—Application reopened March 9, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e, 21 and 19A of the zoning resolution, to permit in a residence use the erection and maintenance of a ware-

house and office with an entrance to loading berth nearer the intersection than is permitted.

PREMISES AFFECTED—47-45 to 47-63 49th street and 49-01 to 49-07 48th avenue, northeast corner, Block 2287, Lot 1, Sunnyside, Borough of Queens.

280-41-BZ—Vol. III

APPLICANT—Paul Friedman, for Constel Realty Corp., owner.

SUBJECT—Application reopened July 27, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a storage garage for more than five motor vehicles, and a motor vehicle repair shop (including welding, painting and spraying), and to permit the parking of motor vehicles on unbuilt upon portion of plot for customers and employees.

PREMISES AFFECTED—89 Furman avenue, west side, 99.5 ft. north of Bushwick avenue, Block 3462, Lots 26, 63 and 67, Borough of Brooklyn.

539-46-BZ—Vol. III

APPLICANT—Gabriel Nathan, for SKR Holding Corp., owner.

SUBJECT—Application reopened July 7, 1954 as Vol. III re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district the change in occupancy from gasoline service station, motor vehicle repair shop, storage and parking lot to factory use.

PREMISES AFFECTED—64-13 to 64-21 Rockaway Beach boulevard, south side, 80.86 ft. east of Beach 65th street, Block 396, Lot 5, Rockaway Beach, Borough of Queens.

315-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Missouri Enterprises, Inc., Sidney Moseson and William B. Putnam, owners (Missouri Enterprises, Inc., lessee).

SUBJECT—Application reopened as Vol. II—October 20, 1953—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district for a term of ten years the erection and maintenance of a luncheonette, office, kiddie park and accessory parking of patrons cars (previously denied by the Board for lots 30 and 34).

PREMISES AFFECTED—231-12 to 231-20 Northern boulevard and 45-02 to 45-20 232nd street, southwest corner and 45-15 to 45-23 231st street, Block 8164, Lots 15, 18, 30, 34 and 37, Little Neck, Borough of Queens.

197-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

SUBJECT—Application March 12, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sales and office; and automobile showroom; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—58-12 to 58-30 (58-20 official) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

345-54-BZ

APPLICANT—Fred C. Dahlem, for Frank K. Paulis, owner.

SUBJECT—Application May 4, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district the parking and storage of more than five motor vehicles for patrons of Villa Bette restaurant (no fees to be charged).

PREMISES AFFECTED—45-47 City Island avenue, west side, 25 ft. north of Rochelle street, Block 5625, Lot 32, Borough of The Bronx.

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582-54-BZ

APPLICANT—Samuel Rosenblum, for 156 William Street Corp., owner.

SUBJECT—Application July 6, 1954—(decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a retail use district the erection and maintenance of an office building without the required loading berth.

PREMISES AFFECTED—77-83 Ann street and 156 William street, northeast corner and 49-53 Beekman street, Block 93, Lots 17, 20, 31, 32 and 33, Borough of Manhattan.

637-54-BZ

APPLICANT—Eggers and Higgins, for Law Center Foundation, owner.

SUBJECT—Application August 2, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district the demolition of existing building (unit 1), and the construction of a structure to be used in conjunction with existing building (unit 2), using more than the area permitted at curb level and without the required rear yard across entire rear of lot and extending from street line to rear lot line, and without yard starting at curb level.

PREMISES AFFECTED—64-72 Washington place and 33-36 Washington Square West, southwest corner, Block 552, Lots 22, 24 and 25, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 9, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 9, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

360-53-A

APPLICANT—L. Brodsky and Sons, for Lemarsel Realty Corp., owner.

SUBJECT—Application May 1, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—8 Greene street, east side, 101 ft. 1¾ in. north of Canal street, Block 230, Lot 12, Borough of Manhattan.

490-53-A

APPLICANT—Joseph H. Sand, for Aace F. Bjerrum, owner.

SUBJECT—Application June 26, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—374 Lexington avenue, south side, 325 ft. east of Marcy avenue, Block 1804, Lot 20, Borough of Brooklyn.

303-53-A

APPLICANT—William Picker Co., for C. & W. Holding Corp., owner.

SUBJECT—Appeal from a decision re an order of the Fire Commissioner.

PREMISES AFFECTED—132 Greenwich street, west side, 24 ft. south of Cedar street, Block 54, Lot 21, Borough of Manhattan.

799-53-A

APPLICANT—Leonard F. Rothkrug, for Congregation Ahavath Israel and Talmud Torah, of East Midwood, Inc., owner.

SUBJECT—Application November 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1122 East 29th street, west side, 140 ft. south of Avenue K, Block 7628, Lot 53, Borough of Brooklyn.

372-54-A

APPLICANT—H. E. Horwood, for Colkat Inc., owner (Baker Linen Co., lessee).

SUBJECT—Application May 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—315-317 Church street, east side, 18 ft. 8 in. south of Lispenard street, cellar; Block 194, Lot 20, Borough of Manhattan.

362-54-A

APPLICANT—Technicon Chemical Co., Inc., owner.

SUBJECT—Application May 3, 1954—Re: Packaging, storage and sale of mixture known as Technicon (Clearing Agent) Dehydrant, Type C650, in glass containers (capacity of containers in excess of 32 oz., contrary to Administrative Code requirements).

638-54-A

APPLICANT—Eggers and Higgins, for Law Center Foundation, owner.

SUBJECT—Application August 2, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sections 27 re required open spaces.

PREMISES AFFECTED—64-72 Washington place and 33-36 Washington Square West, southwest corner, Block 552, Lots 22, 24 and 25, Borough of Manhattan.

338-54-A

APPLICANT—George Raymond Euell, for Marguerite Guthrie, owner (Shaffey Bashure, lessee).

SUBJECT—Application April 28, 1954—Appeal from a decision of the borough superintendent re Revocation of permit—Alt. 5114-53.

PREMISES AFFECTED—2777 Knapp street, east side, 263.66 ft. north of Shore parkway and 2776 Plumb street, Block 7546, Lot 20, Borough of Brooklyn.

488-54-A

APPLICANT—J. M. Nicholson, for the Long Island Railroad Co. (William Wyer, trustee), owner.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—91-53 121st street, northeast corner of Atlantic avenue, Block 9375, Lot 58, Morris Park Shops, Richmond Hill, Borough of Queens.

569-54-A

APPLICANT—Cole and Liebmann, for Augusta Realty Co., Inc., owner.

SUBJECT—Application July 8, 1954—filed pursuant to sec. 310 of the variation of sec. 172, subdivision 1 of the M.D.L. re minimum dimensions of yard.

PREMISES AFFECTED—2009 Lexington avenue, east side, 14 ft. 6 in. north of East 122nd street, Block 1771, Lot 21½, Borough of Manhattan.

570-54-A

APPLICANT—Cole and Liebmann, for 2015 Lexington Avenue Realty Corp., owner.

SUBJECT—Application July 8, 1954—filed pursuant to sec. 310 of the M.D.L. for variation of Sec. 172, subdivision 1 of the M.D.L. re required yard area.

PREMISES AFFECTED—2015 Lexington avenue, east side, 58 ft. north of East 122nd street, Block 1771, Lot 20½, Borough of Manhattan.

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571-54-A

APPLICANT—Cole and Liebmann, for Augusta Redman, owner.

SUBJECT—Application July 8, 1954—filed pursuant to section 310 of the M.D.L. for variation of section 172, subdivision 1 of the M.D.L. re required yard area.

PREMISES AFFECTED—2017 Lexington avenue, east side, 72 ft. 6 in. north of East 122nd street, Block 1771, Lot 20¼, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 16, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 16, 1954*, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

400-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Rilous, owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district for a term of twenty years the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6625, Lot 50, Flushing, Borough of Queens.

Laid over from July 13, 1954, to November 16, 1954, for possible withdrawal in event premises is acquired for park purposes.

401-46-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Bilous, owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—re Appeal filed pursuant to section 35, General City Law re premises in bed of mapped street—75th road (previously withdrawn).

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6626, Lot 50, Flushing, Borough of Queens.

757-53-BZ

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five cars on first and second floors, to office, storage of paper stock and twine on first floor, and manufacture of paper boxes and storage of paper stock on second floor.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

Laid over from June 8, 1954, to September 14, 1954, at request of applicant. Applicant to notify property owners in affected area by registered mail within two weeks of adjourned date; then to November 16, 1954, at request of the applicant; notices to be sent by registered mail to affected owners within two weeks of date of hearing set for November 16, 1954 at 10 A. M.

758-53-A

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Concord Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

737-38-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Bridge Motors, Inc., owner (Joseph Liss, lessee).

SUBJECT—Application reopened June 15, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years the maintenance of existing parking and storage of more than five motor vehicles, and to permit the erection and maintenance of a gasoline service station and office.

PREMISES AFFECTED—1171-1185 River avenue, west side, 100 ft. south of East 167th street, Block 2496, Lot 64, Borough of The Bronx.

Laid over from October 13, 1954, to November 16, 1954, for inspection by a committee of Board, additional information from applicant and for decision without further argument; hearing closed.

117-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Matteo Guerino, owner.

SUBJECT—Application February 17, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles with a show window nearer the residence use district than is permitted.

PREMISES AFFECTED—394-404 Avenue U and 2133-2143 East 2nd street, southeast corner, Block 7129, Lot 1, Borough of Brooklyn.

Laid over from October 19, 1954, to November 16, 1954, for inspection and decision without further argument; hearing closed.

588-41-BZ

APPLICANT—Seymour Okonowitz, lessee for Donald Associates, owner.

SUBJECT—Application reopened October 13, 1954, re extension of term of variance—re (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—201-217 Beach 29th street, 202-214 Beach 30th street and north side of Seagirt avenue, from Beach 29th to Beach 30th streets, Block 287, Lot 20, Edgemere, Borough of Queens.

1674-21-BZ—Vol. II

APPLICANT—Herman Kron, for Plancher Corp., owner.

SUBJECT—Application reopened May 4, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit the removal of partition dividing the residence use district from the business use district on the second floor, to be used as an extension to existing public assembly (catering) use.

PREMISES AFFECTED—151 East Burnside avenue and 2052-2062 Creston avenue, northeast corner, Block 3160, Lot 1, Borough of The Bronx.

647-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Maria Suarez, owner (Angels Auto Sales, lessee).

SUBJECT—Application reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a business use district for a term of fifteen years the

CALENDAR

maintenance of existing class 5 structure (quonset hut) for car washing, simonizing and motor vehicle repair shop in conjunction with existing office and storage, sales and display of cars.

PREMISES AFFECTED—535-549 Remsen avenue, east side, 100 ft. north of Church avenue, Block 4687, Lot 12, Borough of Brooklyn.

908-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Merrick Westbury Corp., owner.

SUBJECT—Application December 30, 1952—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles on unbuilt upon portion of lot; for a term of fifteen years.

PREMISES AFFECTED—203-20 Rocky Hill road and 47-52 to 47-58 204th street, southwest corner and 203-17 to 203-27 48th avenue, Block 7355, Lot 61, Bayside, Borough of Queens.

62-53-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for LaGuardia Hotel Inc., owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E area district the off street parking of motor vehicles within the required open spaces and required set back; and to permit the erection of electric signs on building and also on the roof.

PREMISES AFFECTED—99-01 to 99-19 Ditmars boulevard, north side, from 22nd avenue to 22nd road; 99-02 to 99-12 22nd avenue and 100-01 to 100-17 22nd road, Block 1634, Lot 101, East Elmhurst, Borough of Queens.

116-54-BZ

APPLICANT—Ingram S. Carner, for Eswin Construction Corp., owner.

SUBJECT—Application February 17, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—231-13 to 231-21 Linden boulevard and 116-64 to 116-72 232nd street, northwest corner, Block 11332, Lot 1, Springfield, Borough of Queens.

200-54-BZ

APPLICANT—Leonard F. Rothkrug, for John Scala, owner.

SUBJECT—Application March 16, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of non-commercial motor vehicles.

PREMISES AFFECTED—528-532 4th street, south side, 117 ft. 10 in. east of 8th avenue, Block 1083, Lots 11, 12 and 13, Borough of Brooklyn.

222-54-BZ

APPLICANT—Max Horn, for 95-26 Sutphin Boulevard Corp., owner.

SUBJECT—Application March 31, 1954—(decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles of patrons and employees of adjoining building, loading and unloading, with a business entrance (curb cut).

PREMISES AFFECTED—95-25 Waltham street, east side, 150 ft. north of 97th avenue, Block 10026, Lots 35, 37 and 38, Jamaica, Borough of Queens.

456-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel and Stanley W. Berman, owners.

SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—7602-7624 Flatlands avenue, south side, from East 76th to East 77th streets, 901-911 East 76th street and 902-910 East 77th street, Block 8013, Lots 1, 4, 5, 6 and 8, Borough of Brooklyn.

663-54-BZ

APPLICANT—Samuel Rosenblum, for Marchant Estates, Inc., owner.

SUBJECT—Application September 9, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station, to include lubritorium, washing of cars, storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—24-34 Lafayette street and 530-532 Pearl street, northwest corner and 41 Elk street, Block 168, Lot 12, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 16, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 16, 1954, at 2 o'clock in Room 1013; Municipal Building, Manhattan, on the following matters:*

778-53-A

APPLICANT—John T. Kelleher, borough superintendent, Borough of Queens.

OWNERS OF PREMISES—Herman Haken and H. L. Kreuscher.

SUBJECT—Application October 30, 1953—Revocation of Certificate of Occupancy #Q91444 issued 9/14/53.

PREMISES AFFECTED—106-01 Merrick boulevard, southeast corner of 106th avenue, Block 10237, Lot 5, Jamaica, Borough of Queens.

566-53-A

APPLICANT—Henry George Greene, for Clintonic Beverage Co., owner.

SUBJECT—Application July 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-51 Suffolk street, west side, 100 ft. north of Grand street, Block 351, Lot 51, Borough of Manhattan.

531-54-A

APPLICANT—Abraham Grossman, for Adelan Realty Corp., owner (Lillian Gottesman and Gertrude E. Alpern, lessees).

SUBJECT—Application June 25, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—103-105 Norfolk street, west side, 100 ft. north of Delancey street, Block 353, Lots 35 and 36, Borough of Manhattan.

772-54-A

APPLICANT—Phelps Dodge Refining Corporation, owner.

SUBJECT—Application filed October 16, 1954 pursuant to section 35 of the General City Law for approval of the issuance of a permit for the erection of an extension of an

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existing building in the beds of mapped streets (45th and 46th streets)—decision of the Commissioner of Marine and Aviation.

PREMISES AFFECTED—Foot of 43rd place, southeast side, 350 ft. north of Newtown Creek, Block 2529, Lot 1, Laurel Hill, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 23, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 23, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

232-54-BZ

APPLICANT—Gustave Goldman, for Nathan A. Goldstein, owner.

SUBJECT—Application April 6, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of five years the use of premises for doctor's offices in cellar in addition to existing doctor's office and dwelling on first floor.

PREMISES AFFECTED—71-18 Main street, northwest corner of 71st road, Block 6619, Lot 32, Flushing, Borough of Queens.

Laid over from October 19, 1954, to November 23, 1954, for inspection and decision; hearing closed.

247-54-BZ

APPLICANT—Lama, Proskauer and Prober, and Irwin Pakula, for Morio and Susie Marani, owners.

SUBJECT—Application March 24, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in the local retail use district portion of a plot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles in residence use portion all, for a term of fifteen years.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner, Block 6823, Lot 1, Jamaica, Borough of Queens.

Laid over from October 19, 1954, to November 23, 1954, for inspection and decision; hearing closed.

248-54-A

APPLICANT—Lama, Proskauer and Prober and Irwin Pakula, for Mario and Susie Marani, owners.

SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent—filed pursuant to section 35, General City Law, re premises located in the beds of mapped streets—proposed widening of Parsons boulevard and 75th avenue.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner, Block 6823, Lot 1, Jamaica, Borough of Queens.

364-54-BZ

APPLICANT—Patrick D. Concagh for Donato Diovi Salvo, owner.

SUBJECT—Application May 7, 1954—(decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence and local retail use district the parking and storage of motor vehicles.

PREMISES AFFECTED—1194-1204 Ogden avenue, east side, 285.04 ft. north of West 167th street and 1199-1203 Nelson avenue, Block 2516, Lots 13, 14 and 48, Borough of The Bronx.

Laid over from October 19, 1954, to November 23, 1954, for inspection and decision; hearing closed.

423-54-BZ

APPLICANT—Paul Friedman, for Peter and Rachel Federico, owners.

SUBJECT—Application June 2, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

Laid over from October 19, 1954, to November 23, 1954, for inspection and decision; hearing closed.

557-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Ignazia Galati, owner.

SUBJECT—Application reopened October 19, 1954 re extension of term of variance—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, permitting in a business use district, the maintenance of premises as a garage for more than five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—34-29 to 34-31 31st street, east side, 265.24 ft. north of 35th avenue, Block 608, Lots 16 and 17, Long Island City, Borough of Queens.

163-49-BZ

APPLICANT—Burke, Green and Groh, for Meyer Gladstone and Robert W. Dasey, owners.

SUBJECT—Application reopened October 19, 1954, re extension of term of variance—re (decision of the borough superintendent) under section 7h of the zoning resolution, permitting in a residence use district, the parking of more than five motor vehicles (no fee to be charged) for customers and employees of adjacent stores.

PREMISES AFFECTED—61-12 to 61-22 186th street, west side, 100 ft. south of Horace Harding boulevard, Block 7074, Lot 11, Flushing, Borough of Queens.

837-47-BZ—Vol. II

APPLICANT—A. George Redgate, owner.

SUBJECT—Application reopened October 13, 1954, re extension of time to complete—re (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the change in occupancy from private gasoline station, to 3 two-car garages, machine shop, motor vehicle repair shop, carburetor and ignition work, lubritorium, auto laundry and office.

PREMISES AFFECTED—1204-1206 Rogers avenue, west side, 75 ft. 10½ in. south of Avenue D, Block 5213, Lot 13, Borough of Brooklyn.

796-54-A

APPLICANT—Kenneth W. Milnes, for Thomas M. Crowe, owner.

SUBJECT—Application October 13, 1954—filed pursuant to section 35, General City Law re premises partly in bed of proposed widening of Victory boulevard.

PREMISES AFFECTED—2000 Victory boulevard, southwest corner of Perry avenue, Block 723, Lot 9, West Brighton, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 23, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 23, 1954*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

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354-54-A

APPLICANT—Long Island Lighting Co., owner.
SUBJECT—Application April 30, 1954—Application for recommendation filed pursuant to Appeal from a decision of the Commissioner of Marine and Aviation amended August 4, 1954 to include an appeal from a decision of the Fire Commissioner.

PREMISES AFFECTED—Northerly extension of Beach 28th street and Dickens avenue, along Mott Basin (Block 171, Lots 5, 9, 18, 21, 25, 27, 28, 29, 32, 33, 34, 35, 36, 38, 50, 61, 66, 70, 72 and 74; Block 170, Lots 1, 7, 50, 59, 64; Block 172, Lots 25, 29, 33, 37, 41, 51, 55, 59, 63, 67, Block 173, Lots 1, 6, 11; Block 174, Lots 1, 10, 15, 30, 35, 40 and Block 176, Lot 1), Far Rockaway, Borough of Queens.

706-54-A

APPLICANT—Gabriel Nathan, for Samuel Gast, owner (Beach 98th and Boardwalk Corp., lessee).

SUBJECT—Application August 30, 1954—Application filed pursuant to Section 35, of the General City Law re extension of building in bed of mapped street—proposed widening of Rockaway Beach boulevard.

PREMISES AFFECTED—98-01 to 98-09 Rockaway Beach boulevard and 185-197 Beach 98th street, southwest corner, Block 637, Lot 39, Rockaway Beach, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

DECEMBER 7, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 7, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

641-30-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Alhen Holding Corp., owner.

SUBJECT—Application reopened February 17, 1953 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the extension in use and area of existing gasoline service station, to be used as a lubritorium, non automatic car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—207-06 Hillside avenue and 88-01 to 88-09 207th street, southeast corner, Block 10582, Lot 1, Hollis, Borough of Queens.

Laid over from September 14, to October 19, 1954, in view of the proposed taking by the Park Department of the premises for construction as a park and playground in connection with the school on the block; then to December 7, 1954, pending the probable taking of the property by the city for school purpose.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of the Meeting of October 13, 1954)

369-37-BZ—Vol. III

APPLICANT—Herman E. Horwood, for Benjamin Duhl, owner.

SUBJECT—Application for consideration—reopening as Vol. III as to extension of use subject to regular procedure—re Application (decision of the borough superintendent), previously denied, under section 7b, 7c, and 21 of the zoning resolution, to permit in a residence and business use district, the alteration of part of a Class A multiple dwelling, so as to include a business use (stores).

PREMISES AFFECTED—1212 Grand Concourse and 179-197 East 167th street), northeast corner, Block 2457, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

PREMISES AFFECTED—201-217 Beach 29th street, 202-214 Beach 30th street and north side of Seagirt avenue, from Beach 29th to Beach 30th streets, Block 287, Lot 20, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: J. B. Okonowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on November 16, 1954, at 10 A.M., to permit two publications in the Bulletin, and new decision of the Borough Superintendent to be obtained; all other requirements waived in view of expiration of the previous variance on June 10, 1954.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

837-47-BZ

APPLICANT—A. George Redgate, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the change in occupancy from private gasoline station, to 3 two-car garages, machine shop, motor vehicle repair shop, carburetor and ignition work, lubritorium, auto laundry and office.

PREMISES AFFECTED—1204-1206 Rogers avenue, west side, 75 ft. 10½ in. south of Avenue D, Block 5213, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: George Redgate.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

588-41-BZ

APPLICANT—Seymour Okonowitz, lessee, for Donald Associates, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

MINUTES

ACTION OF BOARD—Application reopened and set for hearing November 23, 1954, at 10 A. M., to consider proposed amendments as to sign and greasing rack and extension of time to complete; applicant to obtain and file new decision of the Borough Superintendent as to time to complete, which expired in 1953; all other requirements waived except two publications in the Bulletin.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors..... 4
Negative 0

143-50-SA

APPLICANT—General Electric Co., owner-manufacturer;
R. D. Graham, Ass't. Commercial Eng. Home Laundry
Equip. Div., Agent.

SUBJECT—General Electric Automatic Clothes Washer,
Model #1AW6A8, approval of.

APPEARANCES—

For Applicant: Alexander T. Taft.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors..... 4
Negative 0

193-48-SA

APPLICANT—Florence Stove Company, owner (Sears,
Roebuck & Co., agent).

SUBJECT—Homart Blue Flame Kerosene Burning Water
Heater, Model 255.34670, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

253-48-SA

APPLICANT—American Stove Co., owner.

SUBJECT—Quick Heat Flueless Kerosene Heater, Models
292-0 and 292-3, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

260-48-SA

APPLICANT—Florence Stove Company, owner.

SUBJECT—Kenmore Pot Type Oil Burning Circulating
Heater, Model 103.79165, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

261-48-SA

APPLICANT—Florence Stove Company, owner.

SUBJECT—Kenmore Sleeve Type Oil Burning Circulating
Heater, Model 103.81715, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

262-48-SA

APPLICANT—Florence Stove Company, owner.

SUBJECT—Homart Blue Flame Kerosene Burning Water
Heater, Model 255.34550, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

791-48-SM

APPLICANT—F. E. Schundler and Co., Inc., owner.

SUBJECT—Schundler Vermiculite Plaster Aggregate and/
or Insulating Plaster, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

271-50-SM

APPLICANT—Chazy Lime and Stone Co., Inc., owner-
manufacturer.

SUBJECT—Clasco (masonry mortar), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

296-50-SM

APPLICANT—Samuel Cohen, for World Steel Products
Corp., owner-manufacturer.

SUBJECT—Indestructo Composite Flush Type Door, ap-
proval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

334-50-SM

APPLICANT—Johns-Manville Sales Corp., owner-manu-
facturer.

SUBJECT—Johns-Manville Colorbestos, Style No. 3942
(drapery fabrics), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

MINUTES

335-50-SM

APPLICANT—Johns-Manville Sales Corp., owner-manufacturer.

SUBJECT—Johns-Manville Colorbestos, Style No. 3956, (drapery fabric) approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

336-50-SM

APPLICANT—Johns-Manville Sales Corp., owner-manufacturer.

SUBJECT—Johns-Manville Colorbestos, Style No. 3973 (drapery fabric), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

350-50-SA

APPLICANT—U. S. Machine Corporation, owner-manufacturer (William Gaskell, Jr., agent).

SUBJECT—Winkler Econ-O-Flame Gas Conversion Burner, Models WN-230, WN-300, WM-155, WM-300, WN-230-LP and WN-300-LP, approval of.

APPEARANCES—

For Applicant: R. J. Skarda.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

440-50-SA

APPLICANT—Pressure Products Corporation, owner-manufacturer.

SUBJECT—Prepo Hand Torch and Prepo Fuel Container (hand torch for plumbers, etc.), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

447-50-SA

APPLICANT—The American Laundry Machinery Company, owner-manufacturer.

SUBJECT—American Globe Petroleum Dry Cleaning Washers in sizes 30 x 24 in., 30 x 30 in., 30 x 40 in., 30 x 48 in., 36 x 48 in. and 36 x 54 in. belt drive and belted motor drive types, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

546-50-SM

APPLICANT—Grems Manufacturing Co., owner-manufacturer.

SUBJECT—Permalum Liquid Foil (Aluminum-Copper-Clear), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

549-50-SM

APPLICANT—Syndicate Glass, Inc., owner-manufacturer.

SUBJECT—Permaglass (fire retardant windows for elevator shafts and fire doors), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

Adjourned—5:40 P. M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY MORNING, OCTOBER 19, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 5, 1954, and the minutes of the special meeting held on Friday morning, October 8, 1954 were approved as printed in the Bulletin of October 12, 1954, Vol. 39, No. 41.

641-30-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Alhen Holding Corp., owner.

SUBJECT—Application reopened February 17, 1953 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the extension in use and area of existing gasoline service station, to be used as a lubricatorium, non automatic car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—207-06 Hillside avenue and 88-01 to 88-09 207th street, southeast corner, Block 10582, Lot 1, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Ruth Harris, Dorothy Woessner and William Doyle, Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to December 7, 1954, at 10 A. M., pending the probable taking of the property by the city for school purpose.

376-42-BZ—Vol. III

APPLICANT—Edward Handelman, for Standard Properties, Inc., owner (The Heights Co. Inc., owner under contract).

MINUTES

SUBJECT—Application reopened July 20, 1954 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—262 Fulton street, west side, 167 ft. 11 in. south of Clark street, Block 238, Lot 50, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Handelman, Monroe D. Stien and S. H. Taub.

For Opposition: William Doyle, Park Dept., Bertha Bierman, Eliot H. Sharp, Dorothy J. Sharp and G. E. Briard.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 10 A. M. for decision; hearing closed; no further argument.

117-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Matteo Guerino, owner.

SUBJECT—Application February 17, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles with a show window nearer the residence use district than is permitted.

PREMISES AFFECTED—394-404 Avenue U and 2133-2143 East 2nd street, southeast corner (Block 7129, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred Lama, Frank J. Pino, Matteo Guerino, Frank J. Guerino and Philip E. Lagana.

For Opposition: Edwin S. Clare, S. Scollo, Angelo Rossi, Michele Pessolani, Adelina S. Di Ciccariello, Vincenzo Rizzo, Sebastiano D'anna, Gabriel Matrone, C. Pilitiri, Carmine Paduano, Nicke Ferreri, Josephine Corace, Raymond Gitlin, Frank De Blasi, Antonio Buovolo, Frances Dolcemasclo, Pauline Gavbis, L. Dipanno, Stefano Napoli, Anna Testai, P. Milano, Lucy Rinaldi, Dominick Vetere, Luigi Infante, et al.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed. Applicant may file additional consents; objectors may file additional objections, and applicant may submit statement if new lease is negotiated, which may cause him to withdraw this application.

131-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station and store, to include lubritorium, car wash, motor vehicle repair shop, store and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and William C. Blaser.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 10 A. M. for applicant to file revised plans of required size; hearing previously closed.

132-54-A

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—filed pursuant to section 35, General City Law re premises in bed of proposed widening of Parsons boulevard and 20th avenue.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and William C. Blaser.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 10 A.M. in conjunction with Cal. No. 131-54-BZ for applicant to file revised plans of required size; hearing previously closed.

147-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruckner Boulevard Leasing Corp., owner.

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the maintenance of existing legal high speed (automatic) auto laundry and to permit the erection and maintenance, for a term of fifteen years of a gasoline service station, lubritorium, motor vehicle repairs, storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—482-504 Utica avenue, west side, from Midwood street to Maple street, 842-850 Maple street and 861-871 Midwood street, Block 4589, Lot 95, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Benj. Kurtin.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 10 A.M. for applicant to file revised plans showing separation of auto laundry and removal of sign and elimination of curb cuts to proposed gasoline station from both side streets; hearing previously closed.

232-54-BZ

APPLICANT—Gustave Goldman, for Nathan A. Goldstein, owner.

SUBJECT—Application April 6, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, for a term of five years, the use of premises for doctor's offices in cellar in addition to existing doctor's office and dwelling on first floor.

PREMISES AFFECTED—71-18 Main street, northwest corner of 71st road (Block 6619, Lot 32), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Gustave Goldman and Philip Slaiman.

For Opposition: William J. Pickett and Alexander R. Mendoza.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1954, at 10 A. M. for inspection and decision; hearing closed.

MINUTES

247-54-BZ

APPLICANT—Lama, Proskauer and Prober and Irwin Pakula, for Mario and Susie Marani, owners.

SUBJECT—Application March 24, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in the local retail use district portion of a plot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles in residence use portion, all for a term of fifteen years.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner (Block 6823, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Theodore Ain, Robert Marani and Abraham Ain.

For Opposition: Nathaniel A. Wingate.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1954, at 10 A. M. for inspection and decision; hearing closed.

248-58-A

APPLICANT—Lama, Proskauer and Prober and Irwin Pakula, for Mario and Susie Marani, owners.

SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent—filed pursuant to section 35, General City Law, re premises located in the beds of mapped streets—proposed widening of Parsons Boulevard and 75th avenue.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner, Block 6823, Lot 1, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Theodore Ain, Robert Marani and Abraham Ain.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1954, at 10 A. M. for inspection and decision in conjunction with Cal. 247-54-BZ; hearing closed.

359-54-BZ

APPLICANT—Charles M. Spindler, for Muller Brothers Holding Corp., owner.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit the extension of storage warehouse located in the business use district portion, to extend into the residence use portion, using more than area permitted in a D area district, and to permit a business entrance nearer the residence use district than is permitted to proposed extension of parking and storage of motor vehicles.

PREMISES AFFECTED—101-08 to 101-28 Queens boulevard and 101-21 to 101-33 67th drive, southwest corner, Block 3171, Lot 28, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 10 A.M. for applicant to file revised drawings as to signs; hearing previously closed. The site and area were inspected by a committee of the Board.

360-54-A

APPLICANT—Charles M. Spindler, for Muller Brothers Holding Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—101-08 to 101-28 Queens boulevard and 101-21 to 101-33 67th drive, southwest corner, Block 3171, Lot 28, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 10 A.M., in conjunction with Cal. No. 359-54-BZ, for applicant to file revised drawings as to signs; hearing previously closed.

364-54-BZ

APPLICANT—Patrick D. Concagh, for Donato Diovi Salvo, owner.

SUBJECT—Application May 7, 1954—(decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence and local retail use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—1194-1204 Odgen avenue, east side, 285.04 ft. north of West 167th street and 1199-1203 Nelson avenue (Block 2516, Lots 13, 14 and 48), Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: Harold F. Klein, C. Dicio and Ardashes N. Egazarihn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1954, at 10 A. M. for inspection and decision; hearing closed.

423-54-BZ

APPLICANT—Paul Friedman, for Peter and Rachel Federico, owners.

SUBJECT—Application June 2, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Donald C. Sullivan and C. J. Cammarata for N. Y. C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1954, at 10 A. M. for inspection and decision; hearing closed.

1284-23-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Culver Garage Corp., owner.

SUBJECT—Application May 11, 1954 (decision of the borough superintendent), under sections 7i and 19A of the zoning resolution, to permit in a residence and business use district the maintenance of legal use of public garage, store and one family dwelling, and to permit the continuance of present use of motor vehicle repairing, and to permit the proposed opening in rear wall between buildings, and to permit the loading and unloading space without the required height and width of door openings.

MINUTES

PREMISES AFFECTED—8222-8226 18th avenue, west side, 70 ft. north of 84th street, Block 6314, Lot 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: G. Lott Nostrand and Frank S. Bruno.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 2, 1954 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on October 19, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 18th avenue and 84th street are in business and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 11, 1954 acting on Alt. Applic. 3668-53 and superseded by decision dated July 29, 1954, reads:

"2. Proposed opening in rear wall between buildings violates resolution of Board of Standards and Appeals Calendar No. 1284-23-BZ.

3. Motor Vehicle Repairs in these buildings which are located partly within a Business Use District and partly within a Residence Use District violates Art. II Sec. 3, (4a) (29) of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 ft. frontage by 231 ft. 11½ in. in depth, irregular; that the premises are presently developed with a building of class 3 construction, partly one story and partly two stories in height, having a frontage of 60 ft. on 18th avenue and a depth of 162 ft. 8 in. irregular, being used on the 1st floor as a garage for more than five motor vehicles, motor vehicle repairing and store, and on the 2nd floor by one family; that there are three 550-gallon approved type gasoline tanks and three gasoline pumps in building fronting on 18th avenue; that building A, having a frontage of 50 ft. and a depth of 100 ft. was erected in 1915 under N.B. Applic. 4566-1916, and certificate of occupancy No. 1801 was issued March 23, 1917 for use as a public garage; that building B, having a frontage of 10 ft. and a depth of 60 ft., was erected in 1921 under Alt. 5390-1921 and used in conjunction with building A; that certificate of occupancy No. 2209A was issued August 27, 1921 covering buildings A and B for use as a public garage, storage and one family; that building C was erected in 1923 under N.B. Applic. 18246-1923 and the Board's resolution under Cal. No. 1284-23-BZ, to be used conjunctively with buildings A, and B; that certificate of occupancy No. A-5209 was issued September 13, 1924 for use as public garage, storage and one family; that this certificate of occupancy covers all of the buildings; that it is proposed to maintain the legal uses of public garage, store and one family and legalize the present use of motor vehicle repairing; and

WHEREAS, the applicant contends that there are many non-conforming uses within the affected area and inasmuch as the legal garage now exists, the addition of motor vehicle repairing will not adversely affect the community; that immediately adjoining the premises in block 6314, lots 75 and 76, there is a motor vehicle repair shop and in the same block, on lot 77, there is a gas station; that under Cal. No. 1284-23-BZ, the Board approved the erection of building C with a provision that only a 3 ft. 8 in. door be maintained between buildings A and C; that as there is no other way of entering building C by car or getting from building A to C with cars, it is proposed to maintain the existing 12 ft. by

12 ft. fireproof, self-closing door and install a 3 ft. 8 in. fireproof, self-closing door in the same wall, to be used as a horizontal means of egress; that the loading and unloading berth will comply fully with section 19A of the zoning resolution except for the height and width of door openings; that inasmuch as the ceiling height is only 13 ft., it would create an unnecessary hardship and expense upon the owner to raise the roof to fully comply with the required door height; that the width of 10 ft. is sufficient for the widest truck or car making deliveries to these buildings; and

WHEREAS, the applicant contends that the present owner has held title to the property since August 3, 1949; that the assessed valuation of land is \$20,500 and of the buildings \$21,500, making a total of 42,000; that the building was erected 1916.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 22, 1924, by adding thereto:

"that in the event the owner desires to increase the 3 ft. 8 in. door permitted by the above cited resolution so as to be 12 ft. in width and also to install in the wall between Building A and Building C an additional 3 ft. door for exit purposes, such changes may be permitted, on condition that both doors shall comply with the requirements of the Code in all respects, and as shown on plans filed with this request for amendment, marked 'Received May 11, 1954' (3 sheets); that in all other respects the resolution above cited shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this amended resolution."

772-53-BZ

APPLICANT—Julius S. Rapson, for Dreyer Homes, Inc., owner.

SUBJECT—Application October 27, 1953 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the maintenance of existing seven one-family dwellings, without the required courts, and to permit the front of building (porches) to extend within the required setback from front building line.

PREMISES AFFECTED—257-46 to 257-54 148th road, south side, 50 ft., 90 ft. and 130 ft. west of 259th street, Block 13676, Lot 28, Block 13673, Lots 29 and 32; 259-19 to 259-23 148th road, north side, 160 ft. and 200 ft. east of 259th street, Block 13687, Lots 31 and 33; 259-20 to 259-24 148th road, south side, 160 ft. and 200 ft. east of 259th street, Block 13688, Lots 74 and 76, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson and William Dreyer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 19, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 148th road and 259th street are in a residence use, E-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 5, 1953 acting on N. B. applic. 2428 to 2430-52 and 2432 to 2435-52, reads:

"1. Premises are located in an E-1 minimum width of court used to ventilate a room is 5 ft. Article 4—Sec. 18-4 of Zoning Resolution.

MINUTES

2. No portion of building may extend within 15 ft. of front building line. Article 4—Sec. 15-A-c."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 100 ft. in depth, each, on which is located, on each lot, a building 26 ft. by 38 ft., one story, 16 ft. in height, of class 4 construction, to be used as one family dwellings; that it is proposed to permit the buildings to be maintained as presently erected; and

WHEREAS, the applicant contends that this application is filed for a variance regarding a 5 ft. side yard requirement and also regarding porches projecting into the required front yard area; that the properties under appeal are seven 40 ft. by 100 ft. plots on 148th road, Rosedale, Queens county, on which were built seven one-family one-story frame bungalows, under N.B. Applies. 2428 and 2430 of 1952 and 2432, 2433, 2434 and 2435 of 1952; that these applications were filed on April 30, 1952 when the plots were in a residence D district, with 4 ft. side yard requirements; that the applications were approved July 25, 1952 after the zone had been changed on June 30, 1952 to residence E-1 district; that permit No. 4554 was issued August 1, 1952; that these applications would normally have been approved and processed in about 30 days, but this occurred at the time when applications for cesspools had to be taken to the department of health and during that time it took from 8 to 10 weeks to secure these cesspool approvals; that these applications were processed by a sanitary engineer and approvals secured on July 15, 1952; that the builder, being aggravated by the delay in securing these approvals for the cesspools and still trying to meet delivery dates, had the foundations poured during the week of June 23, 1952, just one week before the zone was changed from residence D to residence E-1; that at the time the builder had the building inspector out to the job and had every assurance from the department that these could be accepted under the D zone, as the foundations actually were poured prior to the zone change, but when the final surveys were filed, the new zone regulations had been adopted, promises forgotten and the amendments were disapproved, because the side yards do not meet the requirements of the E-1 district; that objection No. 2 states that the front steps project into required front yard area; that while the platforms are approximately only 3 ft. by 5 ft., the height above the curb is in excess due to the existing grade of the street; that the street is not up to legal grade and is being held at the present grade, while the plots in question were raised to legal grade, requiring an embankment and additional steps; that when the street is raised by the City to the legal grade, the platforms will conform; that in all cases, there is less than one foot difference in the width of the side yards, and in some cases less than 6 in., and as it would create practical difficulties and undue hardship to move these buildings, and as it would not increase the distance between the buildings, it is requested that the Board grant this variation; and

WHEREAS, the applicant states that the present owner has held title to the property since April 1, 1952; that the assessed valuation for each plot is \$800, making a total of \$7,200; that the buildings were erected 1952; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, to permit the continuance of the side yards and front yards, as indicated on plans filed with this application marked "Received October 27, 1953" (3 sheets), *on condition* that in all other respects the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto; that the buildings shall not be further extended in height or area; that when the street is filled to the proper grade, the front yard shall also be filled so as to eliminate the steps; and that all permits

required shall be obtained and all work completed within six (6) months from the date of this resolution.

218-54-BZ

APPLICANT—Ingram S. Carner, for Rosalie Krenkel and Louis Mintz, owners.

SUBJECT—Application March 30, 1954 (decision of the borough superintendent), under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (automatic), storage and sale of accessories and the parking of motor vehicles waiting to be serviced, with an entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—5401-5427 Flatlands avenue and 1187-1197 East 54th street, northeast corner, Block 7780, Lots 9, 14 and 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: Walter Lubarsky, Peter Deutsch and Harold Schwartz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 13, 1954 after due notice by publication in the Bulletin; laid over to September 14, 1954, at request of attorney for objectors; no further requests for adjournments; then to October 19, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Flatlands avenue are in a business use, D area, class 1 height district; East 54th street is in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 1, 1954 acting on N.B. Applic. 187-54, reads:

"1. The construction of a gasoline service station, lubricatorium, car washing (automatic), office, storage and sales of auto accessories and parking of cars waiting to be serviced in a business use district is contrary to the Zoning Res. Art. II, Sect. 4(a) (46).

2. The entrance to the automatic auto laundry and the cutting of the curb as proposed within 75'-0" of the residence use district is contrary to the Zoning Res. Art. II, Sect. 7-A."

and

WHEREAS, the applicant states that the premises consist of a plot, 240 ft. 3½ in. frontage by 45 ft. in depth, irregular, presently vacant; that it is proposed to erect a masonry accessory building of colonial design, to be used in conjunction with the proposed service station, which will house the office, lubricatorium, car wash (automatic), storage and sales of auto accessories; that it is further proposed to install one pump island consisting of four dispensing pumps as well as six 550-gallon gas storage tanks and one 550-gallon refuse oil tank; that three 30 ft. curb cuts are proposed for Flatlands avenue and one 20 ft. and one 12 ft. curb cut for East 54th street; that along the irregular northerly and westerly lot lines, it is proposed to erect a 4 ft. high woven wire fence with 2 ft. side landscape area in the parking area; and

WHEREAS, the applicant contends that Flatlands avenue is a heavily trafficked thoroughfare and the gas station as proposed will be entirely in keeping at this location; that in the immediate vicinity there is located a large city garbage disposal plant; that in block 7800, lot 39, block 7783, lot 80 and block 7762, lot 1, are gas stations granted by the Board;

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that it is apparent that this irregular plot, in which the owners have not changed its metes and bounds, and is entirely within a business zone, is suited for the improvement as proposed; that a grant of this application will not adversely affect adjoining property owners; and

WHEREAS, the applicant states that the present owner has held title to the property since January 26, 1927 and that the assessed valuation of the land is \$7,800; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivisions f and A of the zoning resolution; there appear to be an ample number of gasoline stations within the general area.

Resolved, that the decision of the borough superintendent, acting on N. B. Applic. 187/54, Objections 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

224-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Belzer Corp., owner.

SUBJECT—Application April 1, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a kiddie park, pony track, zoo area and office; and to permit the parking of patrons' cars (no fee to be charged).

PREMISES AFFECTED—1904-1914 Linden boulevard, 788-852 Sheffield avenue, southwest corner, 463-485 Stanley avenue and 801-847 Georgia avenue (entire block), Block 4345, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 21, 1954 after due notice by publication in the Bulletin; laid over to October 19, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Sheffield avenue and Georgia avenue are in residence and business use, D area, class 1½ height districts; Stanley avenue is in business and undetermined use, D area, class 1½ height districts; Linden boulevard is in a residence use, D area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 1, 1954 acting on N.B. Applics. 69 to 76 of 1954, inclusive, reads:

"1. Business use in a Residential use district and partly business district is contrary to Art. II Sect. 3 of the Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 550 ft. in depth, irregular, presently vacant; that the part of the premises within 100 ft. of Stanley avenue is in a business use district and the remainder is in a residence use district; that as of July 25, 1916 the entire premises were in an unrestricted use district and received its present use classification on May 10, 1928; that it is proposed to use the premises for kiddie park, office, pony track, zoo area and parking of patrons' cars, with no fee to be charged; and

WHEREAS, the applicant contends that the proposed use is permitted in the business part of the site and it is only requested that this use be extended to the entire site; that there are many non-conforming uses within the residential portion of the affected area so that it would be impractical to develop the site with a conforming use; that these non-conforming uses are as follows, in the residential portion of the affected area; block 4344, lot 1—gas station; block 4321, lot 17—picnic ground; block 4322, lots 24 and 21—gas station and storage of building materials; block 4323, lot 40—gas station; block 4347, lot 1—gas station; block 4346, lot 6—gas station; that the affected area on the south side of Stanley avenue is in an undetermined use district with automobile junk yards in block 4366, lot 1 and block 4368, lot 1; and

WHEREAS, the applicant further contends that Linden boulevard is a main arterial highway and all of the surrounding areas are sparsely developed; that the use of the property as proposed will provide an income to the owner to help him defray carrying charges and enable him to pay city taxes; that the land is high in assessed value and with the great percentage of non-conforming uses and the undetermined zone opposite, the owner is prevented from developing as zoned; that the character of the affected area and the site does not warrant its use for its zoned purpose and the proposed use is one of the few uses that the site is adaptable to at this time; that the area to be reserved for the parking of patrons' cars will make the project self-contained and will not impose any parking problems to the area; that the entire site will be filled and graded to the levels of adjoining streets; that it is proposed to erect a 10 ft. by 10 ft. frame office, 9 ft. high, to be used as a ticket office and as this office will be 50 ft. to the nearest building line, it will not affect the area; that the requested variance will not adversely affect the immediate community as it has developed; and

WHEREAS, the applicant states that the present owner has held title to the property since March 26, 1954 and that the assessed valuation of land is \$50,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivision c of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applics. 69 to 76/54 Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

304-54-BZ

APPLICANT—Robert Gottlieb, for G. and S. Garage Corp., owner.

SUBJECT—Application April 23, 1954 (decision of the borough superintendent), under section 19A(h) of the zoning resolution, to permit in an unrestricted use district an entrance to a loading berth less than required height.

PREMISES AFFECTED—1074 Home street, west side, 147.76 ft. north of Westchester avenue, Block 2758, Lot 25, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Pauline Martell.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 19, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Home street and Westchester

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avenue are in an unrestricted use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 31, 1954, acting on amendment to Alt. Applic. 936-53, reads:

"2. Any entrance to or exit from off-street loading berth must be not less than 14' in height as per Sect. 19-A of the Zon. Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 140.04 ft. in depth, irregular, on which is located a building covering the entire lot, used as a public garage, for which certificate of occupancy No. 1082-20 has been issued; that it is proposed to change the use of building to factory and use a door to loading bay less than required height; and

WHEREAS, the applicant requests a variation to allow the use of a loading door for this factory, 11 ft. by 12 ft.; that the entire building has a ceiling height of 13 ft., so it would be a practical difficulty to provide a 14 ft high door as required by section 19-A; that the factory is being used to make small articles and the trucks entering now are small and the present doors are of sufficient size for their use; and

WHEREAS, the applicant contends that the street has three garages and a bottling plant and these have doors no greater than the ones in this building; that in view of the above and as the building has been in existence for 34 years and has been used as a garage for cars and trucks, it is requested that the present 12 ft. high, 11 ft. wide door be acceptable as a substantial compliance with the requirements of section 19-A of the zoning resolution; and

WHEREAS, the applicant states that the present owner has held title to the property since September 15, 1920; that the assessed valuation of land is \$16,000 and of the building \$26,000 making a total of \$42,000; that the building was erected 1920; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19A (h) of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 19A, subdivision h, to permit, as to objection 2, the continuance of the existing loading and unloading space and the size of the existing door thereto, as indicated on plans filed with this application, marked "Received April 23, 1954" (3 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified by resolution adopted by the Board this day under Cal. No. 305-54-A; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

305-54-A

APPLICANT—Robert Gottlieb, for G. and S. Garage Corp., owner.

SUBJECT—Application April 23, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1074 Home street, west side, 147.76 ft. north of Westchester avenue, Block 2758, Lot 25, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Pauline Martell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated April 1, 1954 on amendment to Alt. Applic. 936-53, reads:

"1. The structure exceeds limits specified in Sect. 4.2.1 for commercial buildings."

and

WHEREAS, the applicant states that the building is one story, 14 ft. in height, 100 ft. by 100.64 ft. and 140.04 ft. in area, of class 3 construction, erected 1920, located on a lot 100 ft. by 100.64 ft. and 140.04 ft. in area, in an unrestricted use, B area, class 1½ height district, and used and occupied since 1952; cellar—boiler room; 1st floor—public garage, 2 persons, and proposed to be used and occupied as cellar—boiler room; 1st floor—factory, 30 persons; that the building is provided with an approved standpipe system; and

WHEREAS, the applicant states that the building is a one story, class 3 garage building, erected in 1920, for which certificate of occupancy No. 1082-20 has been issued; that the building has been converted to factory use and it is proposed to obtain a certificate of occupancy for the existing use; and

WHEREAS, the applicant contends that the net area of the building is 11,475 sq. ft., which is only 1,475 sq. ft. in excess of the 10,000 sq. ft. permitted by the Code; that the building is equipped with a 4 in. standpipe with one outlet; that in view of the fact that the building was erected and used for over 32 years as a public garage and the present occupancy as a factory is less hazardous than the garage use, and the exits have been greatly improved, and as the excessive area is so small, a variance is requested to allow the change from garage to factory with the present area of the building.

Resolved, that the decision of the borough superintendent, acting on Amendment to Alt. Applic. 936/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area and shall be maintained as proposed and as indicated on plans filed with this appeal, marked "Received April 23, 1954" (2 sheets); and that the requirements of the resolution adopted this day under Cal. No. 304-54-BZ shall be complied with in all respects.

306-54-BZ

APPLICANT—Burke, Green and Groh, for 375 Remsen Avenue Realty Corp., owner.

SUBJECT—Application April 23, 1954 (decision of the borough superintendent), under sections 7e, 7c and 21 of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of a business building, using more than the area permitted.

PREMISES AFFECTED—375-381 Remsen avenue, east side, 60 ft. north of Lenox road, Block 4645, Lots 50 and 51, Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert T. Groh and Harry Lerner.

For Opposition: Abraham W. Schenk.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 19, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Remsen avenue and Lenox road are in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 9, 1954 acting on N.B. Applic. 239-54, reads:

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"1. Proposed business building located partly in a business use district and partly in a residential use district is contrary to Art. II Sec. 3 of the Zoning Resolution.

2. Proposed building exceeds area permitted in a 'D' area district and is contrary to Art. IV Sec. 14(c) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 ft. frontage by 100 ft. in depth, presently vacant, and is zoned as a class 1 height, D area district; that the portion of the property within 100 ft. of Lenox road is zoned business and the remainder is in a residence use district; that as of July 25, 1916 the entire property was zoned business and on January 12, 1953 the northerly 20 ft. by 100 ft. portion was rezoned to its present residence designation; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that it is proposed to construct a one-story masonry building with a face brick facade, and will be occupied as storage and shop by a plumbing and heating contractor or an allied business; that the building will have no cellar, except for a small fireproof boiler room in the front corner; that exits will comply with all labor law and building requirements, that all windows will be steel sash and all interior partitions will be masonry; and

WHEREAS, the applicant contends that 40 ft. of the width of the building lies within a business use district where the proposed use is permissible and this variance is therefore sought for the northerly 20 ft. of the building only, which lies within the residence use district; that the entire property is located in a D area district and a modification of the area coverage requirements is hereby requested to permit access coverage in accordance with the following table: area of lot, 6000 sq. ft.; permissible coverage @ 55%, 3,300 sq. ft.; proposed building area, 5,400 sq. ft.; excess coverage, 2,100 sq. ft.; that it is proposed to leave a 10 ft. rear yard across the entire width of the property to protect the light and air of abutting and adjoining premises; that the site is located in a business and residence district; that to the right of it is an auto service building and linoleum store; that adjoining on the north is a garage and directly opposite the building is a gas station and houses; and

WHEREAS, the applicant states that the present owner has held title to the property since November 22, 1946 and that the assessed valuation of land is \$6,000; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the zoning resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of the proposed use into the more restricted area, substantially as proposed and as indicated on plans filed with this application, marked "Received April 23, 1954" (2 sheets) and "July 30, 1954, (1 sheet), and to permit the occupancy therein by a plumbing contractor for his office and storage of materials, *on condition* that the rear yard shall be constructed and maintained of the width as shown and properly surfaced; that a substantial fence shall be constructed and maintained along the rear lot line; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that a curb cut may be permitted for the loading and unloading of material, 14 feet in width, as shown; that the sidewalk and curbing in front of the premises shall be reconstructed and repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained

as the Fire Commissioner shall direct; that under Section 21, the excess area as proposed may be permitted; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

343-54-BZ

APPLICANT—Patrick D. Concagh, for Paris Realty Corp., owner.

SUBJECT—Application May 3, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—367-369 East 154th street, north side, 100 ft. east of Courtlandt avenue, Block 2401, Lots 35 and 36, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 14, 1954 after due notice by publication in the Bulletin; laid over to October 19, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; East 154th street and Courtlandt avenue are in residence and retail use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated April 26, 1954, acting on Alt. Applic. 315-54, reads:

"1. On a lot which is partly in a residence district, the proposed parking of more than 5 motor vehicles is contrary to Sect. 3 of Art. II of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth, on which are located two 2-story vacant dwellings which are to be demolished; that it is proposed to use the vacant plot for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that these buildings, erected in 1886, have been vacant for the past nine months, are badly dilapidated and constitute a fire hazard; that the records of the building department indicate that the frame sheds in the rear of the plot were used at one time for the stabling of horses, used in connection with the owner's contracting business; that his wagons were stored in the yard space at the rear of the dwellings; that this use was approved on January 25, 1924 by the building department and continued up to 1950; and

WHEREAS, the applicant states that the plot was originally zoned in 1916 for business use, B area, class 1½ height district; that on July 31, 1947 the use district was changed from business to residence, which is now its present designation; that it now abuts a business use district which runs along the easterly side of Courtlandt avenue; and

WHEREAS, the applicant further contends that Courtlandt avenue is a heavily trafficked highway which connects 149th street with 161st street, which are principal cross town arteries of The Bronx; that it is developed with retail stores all along its easterly side in this neighborhood and on the westerly side of the avenue, Melrose houses occupy a three square block area and houses 1,023 families; that alongside the site is a four-car garage; that Melrose avenue to the east is a very heavily trafficked highway used by trucks, buses and passenger cars and serves as a direct route for

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automobile traffic coming over the Willis avenue bridge going northward; that both Melrose and Courtlandt avenues are bus routes at this point; that the substitution of a parking lot for the storage and parking of more than five motor vehicles, enclosed with a 4 ft. woven wire fence, will enhance the general appearance of the neighborhood; that by the removal of the present unsightly and hazardous structures, a fire hazard will have been eliminated; that the proposed off-street parking will also benefit the surrounding area by relieving the acute parking problem, which is very prevalent in this neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since January 23, 1950; that the assessed valuation of land is \$10,000 and of the buildings \$2,000 making a total of \$12,000; that the buildings were erected in 1886; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five (5) years, to permit the premises to be occupied for the parking and storage of motor vehicles, as proposed and as indicated on plans filed with this application, marked "Received May 3, 1954" (2 sheets), *on condition* that all buildings and uses shall be removed from the premises and the premises leveled substantially to the grade of 154th street; that the ground shall be graded with steam cinders or clean gravel, treated with a binder and properly rolled; that on all lot lines except where walls of adjoining buildings occur there shall be erected a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height, with no openings therein except one for exit and entrance on East 154th street; that such opening shall be fitted with a gate of similar construction as the fence and kept closed when the parking lot is not in use during the night; that bumpers shall be maintained at all points against the fence adjacent to adjoining houses for protection to same; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon; that such portable fire-fighting appliances shall be maintained on the plot where and as required by the fire commissioner; that the sidewalks and curbing in front of the premises shall be repaired or restored to the satisfaction of the Borough President; that curb cuts shall not exceed 10 feet in width; that signs shall be restricted to a permanent sign attached to the fence, which shall not be illuminated, extend beyond the building line or exceed 25 square feet in area and shall advertise only the parking use, the rates charged and provide such information as the Commissioner of Licenses may require; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 12:45 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 19, 1954, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

491-31-SA—Vol. VI

APPLICANT—Perfection Stove Company, owner.
SUBJECT—Application reopened May 4, 1954 as Vol. VI to consider change of exterior design and model numbers

—Perfection Oil Heaters, Models H-811, H-812, H-813, H-815, H-816, H-818-A, H-822 and H-823.

APPEARANCES—

For Applicant: Harold Bierman.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 491-31-SA Vol. VI

Subject: Amendment to resolution to include additional model.

Perfection Stove Company, New Jersey, requested by letter dated April 1, 1954 that Cal. No. 491-31-SA be reopened to amend the resolution to include additional models of Oil Burning Heaters. The application was reopened by a vote of the Board May 4, 1954 under Cal. No. 491-31-SA Vol. VI.

Purpose

The units are oil burning heaters for domestic heating.

Description

The requested model H-811 is similar to model H-801 (Approved on March 17, 1953) (under Cal. No. 491-31-SA Vol. V), differing only as to exterior styling.

Models H-812 is similar to 3172 (Approved March 17, 1953 under Cal. No. 491-31-SA Vol. V) differing only as to exterior styling.

Models H-813 and H-823 are similar to 3173 (Approved March 17, 1953 under Cal. No. 491-31-SA Vol. V) differing only as to exterior styling.

Model H-815 is similar to H-805 (approved March 17, 1953 under Cal. No. 491-31-SA Vol. V) differing only as to exterior styling.

Model H-816 is similar to H-806 (approved March 17, 1953 under Cal. No. 491-31-SA Vol. V) differing only as to exterior styling.

Models H-818 Mahogany Finish; Model H-818 Monterey Finish and H-822 are all similar to Model H-808 (Approved March 17, 1953 under Cal. No. 491-31-SA Vol. V), differing only as to exterior styling.

Recommendation

The Committee on Test recommends that the resolution adopted July 8, 1932 and as amended at various times be amended so as to include Models H-811, H-812, H-813, H-823, H-815, H-816 and H-818 Mahogany Finish, H-818 Monterey Finish and H-822 on condition that the requirements of the resolution adopted January 23, 1940 under Cal. No. 491-31-SA be complied with except that use shall be for domestic use only.

(Sgd.) HARRIS H. MURDOCK,

Chairman,

LESLIE V. HUBER,

Chief Engineer,

JOHN A. DARTS,

Assistant Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of July 8, 1932 through January 23, 1940 and March 17, 1953 in accordance with the above report.

679-38-SA

APPLICANT—General Gas Light Company, owner.

SUBJECT—Application reopened May 4, 1954 for consideration as to additional model (Humphrey Gas Unit Heater, Model 40G), previously approved re Humphrey Gas Unit Heater, Models 60, 65, 80, 100, 125 and 200.

APPEARANCES—

For Applicant: Julius A. Meier.

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ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 679-38-SA

Subject: Amendment to resolution as to additional model of Humphrey No. 40-G Gas Unit Heater.

General Gas Light Company, New York, requested by filing an application April 2, 1954, that the resolution adopted September 20, 1938 under Cal. No. 679-38 SA be amended so as to include model 40-G. The application was reopened by a vote of the Board April 27, 1954.

Description

The model 40-G is similar to the models previously approved under Cal. No. 679-38-SA differing only as to size. This change in size necessitates a raised port burner and ½ inch pipe size controls. The model 40-G has been approved by the American Gas Association under certificate 4-1192.101.

Recommendation

The Committee on Test recommends that the resolution adopted September 20, 1938 under Cal. No. 679-38-SA be amended to include the model 40-G on condition that the requirements of the resolution adopted September 20, 1938 under Cal. No. 679-39-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of September 20, 1938 in accordance with the above report.

792-38-SM

APPLICANT—The Kinnear Manufacturing Company, Inc., owner.

SUBJECT—Application reopened September 21, 1954 re amendment re Kinnear Steel Rolling Door, Akbar Type, previously approved.

APPEARANCES—

For Applicant: S. Henry Brenner.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 792-38-SM

Subject: Amendment to resolution as to excess size of approved door.

Kinnear Manufacturing Company requested by letter dated September 7, 1954 that the resolution adopted December 20, 1938 under Cal. No. 792-38-SM be amended so as to permit the use of the approved door in sizes up to and including 140 sq. ft. in area. The application was reopened by a vote of the Board September 21, 1954.

Recommendation

As the applicant has submitted the NPFU Pamphlet No. 83 which allows under 21042 C an opening not to exceed 180 sq. ft., the Committee on Test recommends that the resolution adopted December 20, 1938 under Cal. No. 792-38-SM

be amended so as to permit the approved door, Kinnear Steel Rolling Door Akbar type, to be used in sizes up to and including 140 sq. ft. as permitted under C26-660.0a for a horizontal opening when intended for the passage of motor vehicles on condition that the requirements of the resolution adopted December 20, 1938 under Cal. No. 792-38-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of December 20, 1938 in accordance with the above report.

800-38-SA

APPLICANT—Delco Appliance Corporation, owner.

SUBJECT—Application reopened June 2, 1954 for amendment to resolution as to marketing under additional trade name—General I-715 Oil Burner (previously approved re Delco Heat Oil Burner, DX, D12, D34, D44, DR, DR-0, DR-1, DRF, DF2 and DLM).

APPEARANCES—

For Applicant: Norman J. O'Brien.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

RE: Cal. No. 800-38-SA

Subject: Amendment to resolution as to marketing under additional trade name.

Delco Appliance Division General Motors Corp., requested by letter dated April 29, 1954, that the resolution adopted October 18, 1938 under Cal. No. 800-38-SA be amended so as to permit the Delco Heat Oil Burner, Model D34, to be marketed under the trade name of Paragon P-15. The application was reopened by a vote of the Board June 2, 1954.

Recommendation

The Committee on Test recommends that the resolution adopted October 18, 1938 under Cal. No. 800-38-SA be amended so as to permit the Delco Heat Oil Burner Model D-34 to be marketed under the trade name of Paragon P-15, on condition that the requirements of the resolution adopted October 18, 1938 under Cal. No. 800-38-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of October 18, 1938 in accordance with the above report.

252-50-SA

APPLICANT—The Liquid Carbonic Corporation, owner-manufacturer.

MINUTES

SUBJECT—Application reopened September 15, 1953 as to include smaller Liquiflow CO₂ Receivers, Models 3 ton, 3¾ ton, 6 ton, 8 ton, and 12 ton (previously approved).

APPEARANCES—

For Applicant: Eugene Gal.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 252-50-SA

Subject: Amendment to resolution to include smaller Liquiflow CO₂ Receivers.

Satterlee, Warfield and Stephens, for Liquid Carbonic Corporation requested by letter dated March 30, 1953, that the resolution adopted September 16, 1952 be amended so as to permit the vessels to be constructed in accordance with the revised requirements of the ASME Code, and also to include the approval of 1 ton and .65 ton units. The application was reopened by a vote of the Board September 15, 1953.

Purpose

The appliance is used for receiving, storing and gasifying liquid CO₂.

Description

The Board approved, on September 16, 1952 under Cal. No. 252-50-SA, Liquiflow CO₂ Receivers in sizes from 3 tons to 12 tons inclusive. The requested sizes .65 tons and 1 ton capacity are built to the same specifications, of the ASME Code for unfired pressure vessels, as the larger units.

The A.S.M.E. Code has been revised and paragraph U-69 has been superseded by the U-201 ASME Code.

Recommendation

The Committee on Test recommends that the resolution adopted September 16, 1952 under Cal. No. 252-50-SA be amended so as to include Liquiflow CO₂ Receivers of sizes of .65 tons and 1 ton so that the sizes of Liquiflow CO₂ Receivers recommended for approval (including those previously approved) range from .65 tons to 12 tons inclusive; and further that the units may be constructed in accordance with the 1950 ASME or U-201 ASME Code for unfired pressure vessels on condition that the requirements of the resolution adopted September 16, 1952 under Cal. No. 252-50-SA, be complied with where not inconsistent with this report.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of September 16, 1952 in accordance with the above report.

568-50-SA

APPLICANT—Norman Products Company, owner.

SUBJECT—Application reopened June 22, 1954 as to additional models of Horizontal furnaces—re Norman Southern Horizontal Designed Forced Air Gas-fired Central Furnace (previously approved), Models UH-40, UH-60, UHB-60, UHB-80, UHB-100, FU-40A, FU-60A, FUB-40A, FUB-60A, FUB-80A and FUB-100A.

APPEARANCES—

For Applicant: Ruth I. Shafer.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 568-50-SA

Subject: Amendment to resolution as to additional models of horizontal furnaces.

Norman Products Company, Columbus, Ohio requested by letter dated May 13, 1954 that the resolution adopted July 8, 1952 under Cal. No. 568-50-SA be amended to include additional models of Norman Products Company, Horizontally Designed Forced Air Gas Fired Central Furnaces. The application was reopened by a vote of the Board June 22, 1954.

Purpose

The appliance is a gas fired furnace to be used for domestic and for commercial heating.

Description

The additional models FUB-65, FUB-85, FUB-140, FUB-65UH, FUB-85UH, FUB-100UH and FUB-140UH are similar to the models previously approved under Cal. No. 568-50-SA on July 8, 1952 differing only as to size and input ratings.

Recommendation

The Committee on Test recommends that the resolution adopted July 8, 1952 under Cal. No. 568-50-SA be amended so as to include, Norman Products Company Horizontally Designed Forced Air Gas Fired Central Furnaces, Models FUB-65, FUB-85, FUB-140, FUB-65UH, FUB-85UH, FUB-100UH and FUB-140UH on condition that the requirements of the resolution adopted July 8, 1952 under Cal. No. 568-50-SA be complied with; and further that the appliance shall not be installed in garages or places of explosive atmospheres and that the tips and ports shall be maintained for the type of gas used as approved by the American Gas Association.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of July 8, 1952 in accordance with the above report.

245-53-SA

APPLICANT—American Sterilizer Co., owner.

SUBJECT—Application March 31, 1953—American 5 gal. per hour Water Still (direct steam heat), Model SS-5W, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 245-53-SA

Subject: American 5 Gal. Per Hour Water Still; Model SS-5W, approval of.

MINUTES

American Sterilizer Co., Erie, Pennsylvania, filed March 31, 1953, an application with the Board of Standards and Appeals for approval of the appliance known as the American 5 gal. per hour Water Still—Model SS-5W under the provisions of C26-178.0 and C26-1277.0.H Administrative Building Code.

Purpose

The appliance is designed to produce distilled water.

Description

The appliance is a single distilling type comprising the mounting, evaporator, condenser and cooler, water supply valve, steam supply valve, steam return trap, condenser cooling water discharge thermometer, and an overflow de-concentrator fitting.

The evaporator head is formed of 12 gauge Monel metal and the evaporator pan is made of 14 gauge copper. A cast brass overflow and deconcentrator fitting is attached to the evaporator pan to conduct the condenser discharge water to the waste and to divert the preheated water to the evaporator pan. The heating coil is of copper tubing designed to withstand a hydrostatic pressure of 350 p.s.i.

The condenser and cooler is a unit assembly mounted directly above the evaporator. The condenser body is a tube of 20 gauge Monel metal attached to the evaporator head at the upper end by means of a flanged vapor inlet fitting. The lower end of the condenser body is provided with an annular cast brass flange to which a condensing element assembly and manifold head are attached. The condensing and cooling element consists of a series of pure nickel tubes through which the condensing and cooling water flow and over which the vapor from the evaporator circulates. The manifold head is baffled so as to connect the condensing and cooling tubes in series, providing a single continuous flow of water from the inlet to the discharge fitting. A vent is provided at the lower or discharge end of the condenser body at the top for escape of gases.

Inspection and Test

A unit was inspected by Asst. Engr. J. A. Darts, Committee on Test. The details of construction was found to comply with the specification details.

Recommendation

On the basis of the inspection and data filed by the applicant, the Committee on Test recommends the approval of the appliance known as the American 5 Gal. Per Hour Water Still Model SS-5W under the provisions of C26-178.0 Administrative Building Code, on condition that each appliance bears a label, permanently attached, reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 245-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

478-54-SA

APPLICANT—American Radiator & Standard Sanitary Corp., owner.

SUBJECT—Application May 24, 1954—New Stanflame Gas Conversion Burner, Models GC-1, GC-1-A and GC-2, approval of.

APPEARANCES—

For Applicant: Edward J. Abele.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 478-54-SA

Subject: New Stanflame Gas Conversion Burner, Models GC-1, GC-1-A and GC-2, approval of.

The American Radiator and Standard Sanitary Corporation, owner-manufacturer filed May 24, 1954 an application with the Board of Standards and Appeals for approval of the New Stanflame Gas Conversion Burner Models GC-1, GC-1-A and GC-2 under the provisions of Article 12 Administrative Building Code.

Purpose

An atmospheric gas conversion burner for installation in hot water or steam boilers or hot air furnaces.

Description

This burner is intended for operation with manufactured natural or mixed gases and consists of a metal enclosure containing the Burner Tube, Pilot Assembly, Venturi Tube, Air Shutter, Sprid Holder, Secondary Air Opening and Door and Transformer fixed and adjustable Orifice Assemblies. Construction and opening. The models differ as to input rating BTUs per hour. GC-1 and GC-1-A 175000, GC-2 225000. The burners have been approved by the American Gas Association Certificate number 20-(248.5 & 9.1).001 for natural manufactured and mixed gases.

Inspection and Test

A model of this burner was inspected and tested at the sales room of the appliance at 50 W. 40th Street, Manhattan and found to operate as designed. Present at the test were Chief Engineer L. V. Huber of the Committee on Test and H. Balsrugh representing the applicant.

Recommendation

On the basis of the inspection and test and the data filed by the applicant the Committee on Test recommends the approval of the New Stanflame Gas Conversion Burner, Models GC-1, GC-1-A and GC-2 for use in New York City with natural manufactured or mixed gas when installed and operated in accordance with this report and with tips and vents as approved by the American Gas Association for the type of gas used and the requirements of Article 12 Administrative Building Code provided that each burner bears a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City," under Cal. No. 478-54-SA.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

511-54-SA

APPLICANT—General Electric Appliances, N. Y.: for General Electric Co., owner.

SUBJECT—Application on June 8, 1954—G E Electric Dishwasher, Models SE-120, UC-120, SE-40, SU-60 and SE-60, approval of.

MINUTES

APPEARANCES—

For Applicant: Henry A. Miserocchi.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 511-54-SA

Subject: General Electric Dishwasher, Models SE-120, UC-120, SE-40, SU-60 and SE-60, approval of.

The General Electric Company of Louisville, Kentucky, filed June 8, 1954 an application with the Board of Standards and Appeals for approval of the General Electric Dishwasher, Models SE-120, UC-120, SE-40, SU-60 and SE-60 under the provisions of C26-1277.0 Administrative Building Code and the Submerged Inlet Rules of the Board of Standards and Appeals.

Purpose

A mechanical dishwashing machine operating by electricity.

Description

The General Electric Dishwasher is made in five models, SE-120, UC-120, SE-40, SU-60 and SE-60. Model UC-120 has a front opening easy loading double tray dishwasher having a heavy duty porcelain enameled steel tub and a motor driven plastic impeller. The washing cycle is started by turning down the locking handle and moving the central dial to the left. The cycle is entirely automatic and the approximate running time is 45 min. per cycle. The height of the machine is 34½ in., width 24 in., depth is 24½ in. Model SE-120 is a modern cabinet sink containing the automatic pre-rinsing dishwasher. The sink drain opening takes a 3½ in. standard strainer assembly, this assembly is heavily chrome plated.

The height is 36 in. plus 3½ inches back splash, the width is 48 inches, depth 25 inches.

Model SU-60 is a front opening easy loading heavy duty porcelain enameled steel tub and a motor driven plastic impeller. The starting and operation of this model is similar to Model UC-120. The Model SE-60 and SE-40 are similar in operation to UC-120. SE-60 has a built in fluorescent lamp above the sink bowl.

The water to the dishwasher enters in the top of the dishwasher, within the cabinet, but above the overflow rim of the appliance and is introduced into a funnel having an air gap of 1 inch between the top of the funnel and the bottom of water inlet line. The line from the funnel introduces the water in the machine at the bottom of the wash chamber.

The machine is also equipped with an air gap on the waste discharge line, although this feature is not required under the plumbing sections of the code.

Inspection and Test

The models of the dishwasher were inspected at 205 East 42nd Street. Present at the inspection were Chief Engr. L. V. Huber, Committee on Test, E. Ronan, Chief Plumbing Inspector, Department of Housing and Buildings and H. A. Miserocchi representing the applicant. The appliance was found to comply with the requirements of the Submerged Inlet Rules.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the General Electric Dishwasher, Models SE-120, UC-120, SE-40, SE-60 and SU-60 when constructed in accordance with this report and having an air gap as herein described and further all electrical connections shall be in compliance with the requirements of the Electrical Code of the City of New York. The Committee further recommends that the combination sink and dishwasher may

be connected to one trap as the dishwasher may be considered as an adjunct to the sink on the same basis as a wash tub as allowed under C26-1255.0 Administrative Code and further that each appliance bear a label, permanently affixed reading as follows:—"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 511-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

121-35-SA

APPLICANT—Timken Silent Automatic Division of Timken Detroit Axle Company, owner.

SUBJECT—Application for consideration—reopening for report as to a new model listing—re Timken Silent Automatic Water Heater, Model 40-A and 50-B.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

1059-48-SA

APPLICANT—American LaFrance-Foamite Corporation, owner.

SUBJECT—Application for consideration—reopening for test and report as to additional uses of product—re Foamite Airfoam System (fire extinguisher) for consideration of amendment of resolution.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

345-49-SA

APPLICANT—Central Station Signals, Inc., for New Jersey Fire Alarm Company, owner.

SUBJECT—Application for consideration—reopening for report as to requested amendment—re Sidalarm Duplex Fire Alarm System; previously approved.

APPEARANCES—

For Applicant: John B. Schulte and Joseph C. Titus.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

500-50-SA

APPLICANT—Bryant Heater Division of Affiliated Gas Equipment, Inc., owner.

MINUTES

SUBJECT—Application for consideration—reopening for test and report as to amendment as to changed construction—re Crane Gas Fired Unit Heaters, Model Nos. CR50-327, CR75-327, CR100-327, CR125-327, CR175-327, CR200-327, CR225-327, previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 0
Negative 0

410-52-SA

APPLICANT—Combustion Control Corporation, owner.

SUBJECT—Application for consideration—reopening for report as to change of name of owner—re Fireye (flame failure protection for gas, oil and combination fuel burners), Models 26RJ8 and 26SJ5, previously approved.

APPEARANCES—

For Applicant: Philip P. Foglio.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative: 0

130-52-A—Vol. II

APPLICANT—Hexagon Laboratories, Inc., owner.

SUBJECT—Application reopened April 20, 1954, as Vol. II—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—3536 Peartree avenue, north side, 150 ft. east of Boston road, Block 5283, Lot 48, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred Jonas, Jr. and Seymour Cooperberg.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, Order #740-4 issued by the Fire Commissioner February 4, 1954, reads:

“Technical Establishment

Before a permit for the purpose indicated above may be issued to you, the following order must be complied with. Kindly notify this Department when such order has been complied with.

1. Replace all lights, motors, switches, rheostats and other electrical spark producing devices which are not of the explosion-proof type, with a type approved for use in explosive atmospheres. C19-11.0. Admin. Code.

3. Replace all junction, splice boxes and fillings, which are not of the explosion-proof type, with boxes and fittings approved for use in explosive atmospheres. C19-11.0, Admin. Code.”

and

WHEREAS, the applicant states the building is one story, 18 ft. in height, 50 ft. by 100 ft. in area, Class 3 construction, erected in 1937 on a lot 125 ft. front by 100 ft. in depth, in an unrestricted use, A area, Class 1½ height districts, used and occupied since 1946 for the manufacturing of pharmaceuticals, 14 persons; no change in use or occupancy is now proposed. The building is provided with one 30 in. wide steel stairs, enclosed in masonry; and

WHEREAS, Certificate of Occupancy #2437 issued May 10, 1946, upon completion of work under Alt. App. 452/37 permits the use of the building as a factory with an occupancy of 11 persons; and

WHEREAS, the applicant has filed with this appeal a copy of Order #98712 LC issued by the Fire Commissioner December 23, 1953, which order has not been made part of this appeal; and

WHEREAS, Order #98712 LC reads as follows:

“Before a permit for the purpose indicated above may be issued to you, the following order must be complied with. Kindly notify this Department when such order has been complied with.

1. Provide an automatic sprinkler system in drum storage area, in lieu of buried tanks. C19-11.0, Admin. Code. (Resolution of Board of Hazardous Trades 11/19/53.)

2. Provide that liquid ammonia cylinders be stored in a separate room vented to the outer air. This room to be provided with a deluge head and to be used for no other purpose except ammonia storage. C19-11.0, Admin. Code.

3. Provide that Dow-therm boiler be separated from the remainder of the plant by unpierced fireproof construction. Entrance from the outer air only. C19-11.0, Admin. Code.

4. Provide that one 7½ lb. CO₂ extinguisher be provided for the laboratory, one 7½ lb. CO₂ extinguisher be placed outside of the Dow-therm boiler room. C19-10.0, Admin. Code.”

and

WHEREAS, the applicant contends that the type of production handled in the main plant is of such a nature that explosion appliances are not warranted; that hazardous materials are handled in an explosion-proof building provided with the type fixtures required; that it has been the owner's practice to allocate all reactions using low flashpoint materials to the explosion-proof building which was constructed specifically for this purpose; and

WHEREAS, on April 28, 1953, Vol. I of this appeal was withdrawn for applicant to provide a safe condition which was not the existing condition and submit the proposal to the Fire Department for a new decision; and

WHEREAS, in the opinion of the Board after inspection in connection with Vol. I and the report that the work has not been corrected that there should be no variance granted as to electrical work but that the electrical requirements should be complied with until all other requirements of law relating to the plant as a whole, have been complied with.

Resolved, that the decision as expressed in Order #740-4, Objections 1 and 3, issued by the Fire Commissioner February 4, 1954, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

332-53-A

APPLICANT—St. John's University, owner.

SUBJECT—Application April 30, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—Block bounded by Union turnpike, 170th street, Utopia parkway, 82nd avenue, 172nd street, service road of Grand Central parkway, 168th street and proposed Goethals avenue (Block 7021, Lot 1; Block 7022, Lot 1; Block 7023, Lot 1; Block 7029, Lot 30; Block 7030, Lot 30; Block 7031, Lot 1; Block 7032, Lot 1; Block 7033, Lot 1; Block 7034, Lots 1 and 12; Block 7035, Lots 1, 11 and 28; Block 7036, Lots 1, 10 and 23; Block 7037, Lots 1, 10 and 28; Block 7048, Lots 64, 66, 69 and 74; Block 7049, Lot 1; Block 7051, Lot 1; Block 7052, Lot 1; Block 7053, Lot 1; Block 7054, Lot 1; Block 7055, Lots 1 and 8; Block 7056, Lots 1 and 9; Block 7058, Lot 1; Block 7059, Lot 1; Block 7060, Lot 1; Block 7061, Lots 1 and 22; Block 7062, Lots 1 and 8; Block 7063, Lot 1; Block 7064, Lots 116, 122, 124, 127, 129, 131 and 136), Flushing, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Clarence B. Maguire.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal temporarily granted for a term of two (2) weeks and laid over to October 26, 1954 for records from the Fire Department for further consideration by the Board.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, Order #48969 LC issued by the Fire Commissioner March 31, 1953, reads:

"With reference to your application indicated above it is regretted that this department is without power to grant such a permit. You shall therefore comply with the following order and notify this department promptly when such order has been complied with.

1. Discontinue the practice of building a bon-fire for the purpose of burning leaves. C19-148.0, Administrative Code."

and

WHEREAS, the applicant states the premises of acreage now in use as a golf course; and

WHEREAS, the applicant requests that the Board permit it to collect and burn leaves and rubbish which gather on the property and adjacent to the fences which bound it, including such fires as may be necessary to burn off undesirable undergrowth; that sufficient personnel will be maintained on the premises, equipped with such fire-fighting equipment as necessary; that the owner has no other way at its disposal to get rid of the leaves, undergrowth and rubbish deposited on its property and therefore requests that the permit which it has had for about fifteen years be continued; and

WHEREAS, the applicant has filed copy of Permit #CB71558, issued by the Fire Commissioner, to expire March 13, 1953, which permitted it to burn leaves in the open area on the golf course; and

WHEREAS, the premises were recently inspected by a Committee of the Board; the area described has been used for many years and is still so used in part as a golf course, pending the construction of buildings for St. John's University and one or more buildings are now under construction as a part of the proposed Comprehensive University Campus and grounds.

Resolved, that this appeal is hereby temporarily granted for a term of two weeks and laid over to October 26, 1954 for records from the Fire Department for further consideration by the Board.

54-54-A

APPLICANT—Samuel W. Ross, for Benjamin L. Tenzer, owner.

SUBJECT—Application January 21, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—24 Maiden lane, southwest corner of Nassau street, block 64, Lot 4, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel W. Ross.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 7, 1954 and repeated in a decision of the Borough Superintendent dated January 15, 1954 on Alt. Applic. 2189/53, reads:

"3. All floors must have 2 means of egress—Section 270 of the Labor Law."

and

WHEREAS, the applicant states that the building is 4 stories, 40 ft. in height, 39 ft. 6 in. by 23 ft. 6 in. in area, of class 3 construction, erected prior to 1913, located in an unrestricted use, B area, class 2½ height district, and used and occupied; cellar—storage and heating; 1st floor—lunch room; 2nd, 3rd and 4th floors—showroom and offices; proposed to be used and occupied—cellar—storage and heating; 1st floor—lunch room; 2nd, 3rd and 4th floors—factory, 5 persons per floor; that the building is provided with one interior 3 ft. 8 in. wide stairs constructed of iron, with cement treads, enclosed in fireproof partitions, equipped with metal covered, self-closing doors and leading from roof bulkhead direct to street; and

WHEREAS, the applicant contends that the floor area is only 560 sq. ft.; that to be required to provide a second stairway on each floor would eliminate quite an area from the 560 sq. ft., thus leaving very little space for actual use, and it is therefore requested that a fire escape be accepted on the east side of the building as a second means of egress in lieu of strict compliance with section 270 of the Labor Law.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in the decision of the Borough Superintendent, Acting on Alt. Applic. 2189/53, Objection 3, and that the appeal be and it hereby is granted on condition as shown on plans marked "Received January 21, 1954" (6 sheets), that the primary means of exit directly to Maiden Lane shall be maintained in accordance with requirements therefor; that a secondary means of exit, consisting of a lawfully constructed fire escape to Nassau street shall be constructed and maintained so that the building may be used for light manufacturing above the first floor, generally for the jewelry trades; that the building shall not be increased in height or area and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that the required exits from the cellar shall be constructed and maintained.

481-54-A

APPLICANT—Harry A. Yarish, for Jacob Shapiro, owner. SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—101 Varet street, north side, 125 ft. west of Humboldt street, 2nd floor, Block 3106, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 28, 1954, on Alt. Applic. 1372/54, reads:

"1. Provide 2 means of exit from all floors and cellar in conformity with Sect. 270 of the Labor Law."

and

WHEREAS, the applicant states the building is 2 stories, 24 ft. in height, 25 ft. by 100 ft. in area at 1st floor, 25 ft. by 70 ft. in area at 2nd floor, of Class 3 construction, erected in 1918 on a lot 25 ft. by 100 ft. in depth in an unrestricted use, B area, Class 1 height district; used and occupied since 1945: Cellar—boiler room, 0 persons; 1st floor—public garage; 2nd floor—factory, 16 persons; and

WHEREAS, Certificate of Occupancy #3951 issued August 26, 1918, permits the use of the building as follows: 1st floor

MINUTES

—public garage; 2nd floor—meeting room, not more than 50 seats; and

WHEREAS, the building is now proposed to be used and occupied as follows—cellar—boiler room, 0 persons; 1st floor—non-storage public garage; 2nd floor—manufacturing synthetic pearls, 20 persons. The building is provided with one interior 4 ft. wide wood stairs, enclosed with fire-retarded 1-hour partitions, equipped with 1-hour self-closing doors and leading direct to street and provided with ladder and scuttle to roof, and one fire escape at the front of the building extending to street by ladder window and door openings on course thereof are fireproof, self-closing; and

WHEREAS, Violation #872/54 was issued March 24, 1954, for changing the use of the 2nd floor from meeting room to factory and for not providing a means of egress as required by the Labor Law; and

WHEREAS, the owner was convicted and fined in Municipal Term, Magistrate's Court May 10, 1954, on charge of violation of Administrative Code; and

WHEREAS, the applicant states the building is equipped with a primary exit from the 2nd floor, consisting of a 4 ft. wide stairs leading directly to street, enclosed in 1-hour wood stud partitions and that there is an additional exit at rear of 2nd floor through a passageway, enclosed with 1-hour wood stud partition, leading to the primary means of egress; that the existing door to this exit will be replaced by a 3' x 7' 1-hour test self-closing door and the passageway will be 3 ft. wide throughout in least dimensions; that a third exit will be provided at front of building by means of metal steps through window in front wall to a proposed Labor Law fire escape equipped with counterbalanced stairs; that access to the roof will be by means of a stationary wrought iron ladder to a 2 x 3 ft. scuttle; and

WHEREAS, the applicant contends that the ceiling of garage is covered with $\frac{1}{2}$ " plaster boards with joints pointed; that the floor construction over the cellar consists of steel beams and concrete arches; that there is no opening between the cellar and any other part of the building and the only access to same is by means of a stairway to the street; that the factory space consists of a small area, less than 1500 sq. ft. and it would be a severe hardship to comply with the Labor Law which would further reduce this area. It is therefore requested that this appeal be granted so as to permit the exits herein proposed and as shown on plans filed with this appeal.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. Applic. 1372/54, Objection 1, and that the appeal be and it hereby is *granted*, to permit the means of exit as proposed and as indicated on plans filed with this appeal marked "Received June 15, 1954" (3 sheets), *on condition* that the building shall not be increased in height or area; that the use of the building shall be maintained substantially as proposed and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the amount of inflammable liquids on the premises used in the process of manufacture shall not exceed the amount permitted by the Code, namely 20 gallons, but shall be maintained to the satisfaction of the Fire Commissioner.

656-54-A

APPLICANT—Reuben A. Lazarus, for 1400 Broadway Construction Corp., owner.

SUBJECT—Application August 25, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1400 Broadway, northeast corner of West 38th street, Block 814, Lot 19, Borough of Manhattan.

APPEARANCES—

For Applicant: Reuben A. Lazarus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and eKating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 12, 1954 on amendment to Alt. Applic. 775/54, reads:

"12. Opening from office space into public lobby on 1st floor must comply with 6.3.1. B.C.

13. Proposed new stair opening between cellar and 1st floor must be enclosed at both cellar and 1st floor, in accordance with Sect. 270 of the Labor Law."

and

WHEREAS, the applicant states that the building is 35 stories, 403 ft. 8 $\frac{3}{4}$ in. in height, 98 ft. by 200 ft. in area, of fireproof construction, erected in 1930, in a retail use, B area, class 2 height district, used and occupied since 1930: cellar—storage and showroom; 1st floor—stores, 95 persons; 2nd to 22nd floors—factory and offices, 225 persons each floor; 23rd to 25th floors—offices and factories, 195 persons each floor; 26th to 35th floors—offices and factories, 95 persons each floor; penthouse—factory and offices, 15 persons; proposed to be used and occupied without change except that the cellar and 1st floor will be used as a bank with an occupancy of 30 persons on each floor; that the building is equipped with an approved standpipe system, sprinkler system and interior fire alarm system and regular monthly fire drills are maintained; that there are two interior fireproof stairs and one fire tower, leading from roof bulkhead to street; and

WHEREAS, the applicant states this appeal relates to the 1st floor store and cellar space beneath the store; that it is proposed to alter such store and cellar space for use as a branch of the Commercial State Bank & Trust Company of New York, in accordance with plans filed with this appeal; and

WHEREAS, the applicant contends as to Objection 13 that the proposed use of the altered space is of a non-hazardous nature; that the alteration throughout will be of fireproof construction; that the building is sprinklered throughout, including the cellar; that the exit facilities as proposed will adequately safeguard the occupants of the building; that strict compliance with the law would require the enclosing of the cellar stair at cellar level and 1st floor with self-closing fireproof doors, which would detract from the attractiveness of the overall design and the utility of function of the facilities provided and would require separation of the vault space from the proposed bank facilities on the 1st floor in a manner not customary for banks generally in the New York area; that the cellar stairway in question, of steel and marble construction, will lead to a public lobby on the 1st floor from the public lobby in the cellar; that the public lobby on the 1st floor is immediately adjacent to the street exit on Broadway and such lobby leads on the 1st floor to two other exits, one to 39th street and another to 38th street; that there will be two means of egress from the cellar, one at the northeast end of the cellar banking space, which will lead to a public lobby, which in turn will lead to three means of egress to the street at 1st floor; that the other means of egress from the cellar will be by the marble stair leading to the 1st floor space occupied by the bank, which in turn opens directly on the 1st floor public lobby with three means of egress to the street, in addition to egress directly to the bank to the street front on Broadway; and

WHEREAS, the applicant contends as to Objection 12 that the existing single door opening from the center of the public lobby of the bank on the 1st floor into the existing lobby of the building is planned to be increased in width from 3 ft., to two 2 ft. 8 in. doors with a total width of 5 ft. 4 in.; that these doors will be of fulite metal frame type glazed with plate glass, for which application for approval has been filed under Cal. No. 502-41-SM by Schacht Associates Inc. and in view of the non-hazardous use of the 1st floor, it is requested that this additional door opening be

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permitted as proposed, as it will not adversely affect the occupancy of the building.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. Applic. 775/54, Objections 12 and 13, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the occupancy of the cellar and first floor with the exits as proposed and as indicated on plans filed with this appeal, marked "Received August 25, 1954"; and to *make a variation* of the Labor Law as to such exits as cited in the decision of the Borough Superintendent, to permit the type of exit door to the main lobby as proposed for a term of two (2) years, pending approval by the Board of such doors as manufactured by Schacht Associates, application for approval of which is on file with the Board under Cal. No. 502-41-SM.

730-53-A

APPLICANT—James I. Moore, for Dereshun Realty Corp., owner.

SUBJECT—Application September 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—189-191 Sterling place, north side, 54 ft. 7 in. east of Flatbush avenue (Block 1164, Lot 82), Borough of Brooklyn.

APPEARANCES—

For Applicant: James I. Moore.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice; applicant to file plans with the Building Department.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

595-54-A

APPLICANT—Carl H. Salminen, for John Caciola, owner.

SUBJECT—Application June 30, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 177, subdivisions 1 and 3 and section 174 of the Multiple Dwelling Law re required height, egress and yards and courts.

PREMISES AFFECTED—149-59 21st avenue, north side, 95 ft. west of 150th street, Block 4671, Lot 28, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Irene Ahti.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

340-54-A

APPLICANT—Miles A. Gordon, for St. James Holding Corp., owner (Becker's Dress Shop, lessee).

SUBJECT—Application April 28, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—118-122 East 59th street, south side, 165 ft. west of Lexington avenue, Block 1313, Lots 63 and 164, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

343-50-A—Vol. II

APPLICANT—Mergenthaler Linotype Company, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—1-57 Hall street; 2-60 Ryerson street; 15-49 Ryerson street; 299-313 Park avenue and 248-254 Flushing avenue, Blocks 1867 and 1877, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: O. F. Maehr and John R. Sottile.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to November 3, 1954, at 2 P. M. for applicant to submit revised proposal in view of report as to areas in which smoking should not be permitted because of type of occupancies.

896-52-A

APPLICANT—Hal I. Mirowitz, for Vito Brancato, owner.

SUBJECT—Application December 22, 1952—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—482-484 Leonard street, east side, 78 ft. north of Engert avenue, Block 2698, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Hal I. Mirowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 2 P. M. for applicant to correct arrangement of plans and for consideration by the Board.

105-53-A

APPLICANT—Hellenic Orthodox Community Saint Barbara, Adjoining owner.

OWNER OF PREMISES—Jack Garfield.

SUBJECT—Application February 9, 1953—Appeal from a decision of the borough superintendent re Revocation of Certificate of Occupancy, 30392/52.

PREMISES AFFECTED—26 Forsyth street, east side, 101 ft. 6 in. north of Division street (Block 292, Lot 7), Borough of Manhattan.

APPEARANCES—

For Applicant: James J. Peter.

For Owner: Lawrence Austin and Ervin Palmer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 3, 1954, at 2 P. M. at request of objector and for further consideration.

423-53-A

APPLICANT—145 East 23rd St., Hotel Restaurant Corp., for Lawrence A. Wien, owner (Kenmore Hotel Corp., lessee).

SUBJECT—Application May 22, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—143-145 East 23rd street, north side, 102 ft. east of Lexington avenue (Block 879, Lot 27), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to November 3, 1954, 2 P. M. No appearance for applicant.

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566-53-A

APPLICANT—Henry George Greene, for Clintonic Beverage Co., owner.

SUBJECT—Application July 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-51 Suffolk street, west side, 100 ft. north of Grand street (Block 351, Lot 51), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur P. McNulty.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1954, at 2 P. M. at request of applicant's representative, who stated the owner is contemplating revisions in the plans.

778-53-A

APPLICANT—John T. Kelleher, borough superintendent, Borough of Queens.

OWNERS OF PREMISES—Herman Haken and H. L. Kreuscher.

SUBJECT—Application October 30, 1953—Revocation of Certificate of Occupancy #Q91444 issued 9/14/53.

PREMISES AFFECTED—106-01 Merrick boulevard, southeast corner of 106th avenue, Block 10237, Lot 5, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Aaron Halpern.

For Owner: Francis A. McGrath.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1954, at 2 P. M. at request of attorney for owners.

879-53-A

APPLICANT—Harry L. Alper, for Marian R. Feist and Harold A. Rouse, owners (Third-Mile Shoe Co., Inc., lessee).

SUBJECT—Application December 10, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1536 Third avenue, west side, 72 ft. 8½ in. north of East 86th street (Block 1515, Lot 36), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry L. Alper and P. A. Cunnius.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to November 3, 1954, at 2 P. M. to permit digest to be prepared for consideration by the Board.

894-53-A

APPLICANT—Ervin Palmer, for Daspal Realty Corp., owner.

SUBJECT—Appeal filed December 10, 1953 from an order of the fire commissioner and decisions of the borough superintendent.

PREMISES AFFECTED—34 West 13th street, south side, 395 ft. east of Avenue of the Americas, Block 576, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to November 3, 1954, at 2 P. M. at request of the applicant to file revised plans and consent of adjoining owner for use of his premises as means of exit.

296-54-A

APPLICANT—Patrick D. Concagh, for Waldorf Astoria Hotel Corp., owner.

SUBJECT—Application April 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—301-309 Park avenue, 538-556 Lexington avenue, 81-121 East 49th street and 80-120 East 50th street, entire block, Block 1304, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Patrick D. Concagh and J. J. Regan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 2 P. M. for further consideration after applicant has submitted statement as to the occupancy proposed with the proposed additional means of exit.

354-54-A

APPLICANT—Long Island Lighting Co., owner.

SUBJECT—Application April 30, 1954—Application for recommendation filed pursuant to Appeal from a decision of the Commissioner of Marine and Aviation. Amended August 4, 1954 to include an appeal from a decision of the fire commissioner.

PREMISES AFFECTED—Northerly extension of Beach 28th street and Dickens avenue, along Mott Basin (Block 170, Lots 1, 7, 50, 59, 64; Block 171, Lots 5, 9, 18, 21, 25, 27, 28, 29, 32, 33, 34, 35, 36, 38, 50, 61, 66, 70, 72, 74; Block 172, Lots 25, 29, 33, 37, 41, 51, 55, 59, 63, 67; Block 173, Lots 1, 6, 11; Block 174, Lots 1, 10, 15, 30, 35 and 40 and Block 176, Lot 1), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Jesse Carl, Jr.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to November 23, 1954, at 2 P. M., for inspection and decision by the Board.

393-54-A

APPLICANT—J. T. Kelleher, borough superintendent.

OWNERS OF PREMISES—Thomas J. and Margaret White.

SUBJECT—Application May 18, 1954—re Revocation of Certificate of Occupancy Q87507, issued February 24, 1953, re N. B. 5106-52.

PREMISES AFFECTED—150-29 116th street, east side, 98.63 ft. north of North Conduit avenue, Block 11839, Lot 22, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: George Fuchs.

For Owner: H. Krieger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1954, at 2 P. M. for additional objection by the Borough Superintendent to be filed.

358-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Benjamin Chevrolet, Inc., owner.

SUBJECT—Application for consideration—reopening and as to extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e, 7i and 21 of the zoning resolution, permitting in a residence use C area district, the erection and maintenance of a structure to be occupied as an auto showroom for new and used cars, boiler room, servicing new and used cars, repairing of new and used cars, lubrication, wheel alignment, brake testing, painting and spraying, body and fender work, locker room parts storage, using more than the area permitted, for a term of years.

PREMISES AFFECTED—3107-3117 Atlantic avenue and 235-245 Highland place, northeast corner, Block 3959, Lots 54 and 57, Borough of Brooklyn.

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APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on July 25, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on October 6, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 25, 1952, as *amended* by resolution adopted on October 6, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (NB 1402/51)

992-48-BZ—Vol. III

APPLICANT—Ralph E. Leff, for Ellenfry Realty Corporation, owner (Goldring Motors, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e, 7f and 7i of the zoning resolution, permitting in a business use district, the extension of existing building to house five additional lubrication bays, and the erection and maintenance of a gasoline service station to existing auto showroom, storage of auto parts, lubritorium, motor vehicle repair shop, welding, painting and spraying and office; and off street parking area for more than five motor vehicles for patrons of agency, locker rooms and toilets.

PREMISES AFFECTED—1154 Clarkson avenue and 250 Rockaway parkway, southwest corner; 9601-9627 Kings highway and 255-279 East 96th street, Block 4651, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ralph E. Leff.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on July 14, 1953, on certain conditions; and

WHEREAS, the resolution was amended and working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on November 4, 1953; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 14, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing

and Buildings, all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (Alt. 639/53)

178-50-BZ

APPLICANT—Ingram S. Carner, for Louis and Mary Puzio, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, C area district, the maintenance of existing four car garage without the required rear yard.

PREMISES AFFECTED—3026 Laconia avenue, east side, 250 ft. south of Burke avenue, Block 4580, Lot 21, Borough of the Bronx.

APPEARANCES—

For Applicant: Louis Puzio.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 7, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 14, 1953 and October 27, 1953; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 7, 1952, as thereafter *amended* by resolutions adopted through October 27, 1953, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 21 for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (N.B. App. 648/49)

493-51-BZ

APPLICANT—Howard H. Snyder, for 768 Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7a of the zoning resolution, permitting in a residence use district, the enlarging of existing store within the building, by removing existing partitions of living quarters at rear of store.

PREMISES AFFECTED—64 East End avenue, west side, 51 ft. 4½ in. north of East 82nd street, Block 1579, Lot 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

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THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 9, 1951, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on October 20, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 9, 1951, as thereafter amended by resolutions adopted through October 20, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and the work is substantially completed, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 700/51)

78-52-BZ

APPLICANT—Howard H. Snyder, for 768 Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the extension of existing stores by converting living quarters in rear of stores to store use and permitting the alteration of one store front by the installation of new front door and show window.

PREMISES AFFECTED—66 East End avenue, west side, 76 ft. 8½ in. north of East 82nd street, Block 1579, Lot 26, Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 10, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 5, 1952 and October 20, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 10, 1952, as thereafter amended by resolutions adopted through October 20, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and the work is substantially completed, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 1755/51)

495-52-BZ

APPLICANT—John J. Tricarico, for Nettie Di Bari, owner.

SUBJECT—Application for consideration—reopening and amendment as to division of store space—re Application (decision of the borough superintendent), previously

granted on condition, under section 21 of the zoning resolution, permitting in a business use, D area district, the erection and maintenance of a department store using more than the area permitted.

PREMISES AFFECTED—941-1-9413 Avenue L, north side, 75 ft. east of East 94th street, Block 8240, Lot 4, Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Tricarico.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 12, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 12, 1953, by adding thereto:

"that in the event the owner desires to subdivide the first floor into a three-store space as proposed and as indicated on plans filed with this request, marked 'Received September 29, 1954' (7 sheets) and as passed on by the Borough Superintendent on September 17, 1954, acting on N.B. App. 734/52, such subdivisions may be permitted as shown on such plans, *on condition* that in all other respects the resolution above cited shall be complied with and partitions between stores shall be carried up to the underneath side of roof boarding.

580-52-BZ

APPLICANT—Paul Friedman, for Kavnat Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 9A of the zoning resolution, permitting in a residence use D area, Class 1 times height district, the erection and maintenance of a building (apartment house and accessory garages), more than the permitted height within two miles of an airport.

PREMISES AFFECTED—22-87 Mott avenue, south side, 116 ft. east of Gibson street and 11-41 McBride street, Block 221, Lot 82, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 18, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on October 20, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 18, 1952, as thereafter amended by resolution adopted on October 20, 1953, only so far as it has reference to the time within which

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to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings, and the work is nearing completion, that all permits required shall be obtained and all work completed within the requirements of Section 22-A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 4461/52)

836-53-BZ

APPLICANT—Seymour R. Candee, for Danrob Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence and retail use district, the maintenance of manufacturing in existing retail stores.

PREMISES AFFECTED—3387-3399 White Plains road, southwest corner of Magenta street, Block 4624, Lot 33, Borough of The Bronx.

APPEARANCES—

For Applicant: Morton Candee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 20, 1954, on certain conditions; and

WHEREAS, the term of variance was extended on May 25, 1954; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 20, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. App. 1004/53)

45-54-BZ

APPLICANT—A. H. Salkowitz, for Jack Goodstein, owner.

SUBJECT—Application for consideration—reopening as to amendment as to omission of 2nd story—re Application (decision of the borough superintendent), previously granted on condition, under sections 7h and 21 of the zoning resolution, permitting in the business use district portion of a plot located in a residence and business use, D area district, the erection and maintenance of a building to be used as stores and offices, using more than the area permitted, and to permit the parking of patrons' and employees' cars (no fee) in the residence use portion of plot.

PREMISES AFFECTED—138-23 to 138-37 Queens boulevard, east side, 101.07 ft. north of 86th avenue, Block 9649, Lot 29, Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz and Jack Goodstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 29, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 29, 1954, by adding thereto:

"that in the event the owner desires to omit the second floor area of the building, as indicated on plans filed with this request for amendment, dated 'September 28, 1954' (4 sheets), such amendment may be permitted, as passed on by the Borough Superintendent under N.B. App. 6234/52, on September 27, 1954, on condition that in all other respects the above resolution where not inconsistent with this amendment shall be complied with."

232-28-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Trojan Holding Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol II and extension of uses subject to regular procedure—re Application (decision of the superintendent of buildings), granted on condition, under section 21 of the building zone resolution, permitting partly in a business district and partly in a residence district, the alteration and conversion of a portion of a garage to an automobile repair shop; permission to erect the garage having been granted by the Board.

PREMISES AFFECTED—445 Empire boulevard, north side, 202 ft. 2½ in. east of New York avenue, Block 1310, Lot 68, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

576-37-BZ—Vol. II

APPLICANT—William A. Giesen, for B. J. Deniham, Inc., D. E. Dumont, owner (Lessee: B. J. Deniham, Inc., Shamrock Cleaners, Inc.)

SUBJECT—Application for consideration—reopening and Vol. II and change and extension of uses subject to regular procedure—re Application (decision of the commissioner of buildings), previously granted on condition, under section 21 of the building zone resolution, permitting in a business use district, the conversion of occupancy of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—215, 217, 219 and 221 East 64th Street, north side, 230 ft. east of Third avenue, Block 1419, Lots 10, 11, 12 and 13, Borough of Manhattan.

APPEARANCES—

For Applicant: William A. Giesen, Raphael G. Conlon, Robert J. Crinnion and B. J. Deniham.

For Administration: Samuel L. Becker, Dept. of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider change and extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

MINUTES

557-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Ignazia Galati, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e, 7f and 7i of the zoning resolution, permitting in a business use district, the maintenance of premises as a garage for more than five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—34-29 to 34-31 31st street, east side, 265.24 ft. north of 35th avenue, Block 608, Lots 16 and 17, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing November 23, 1954, at 10 A. M., subject to the regular procedure, waiving all requirements except two publications in the Bulletin and a new decision from the Borough Superintendent.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

857-48-BZ—Vol. II

APPLICANT—Jerome W. Perlstein, for Big Six Realty, owner (Lessee, Balsam Farms).

SUBJECT—Application for consideration—reopening as Vol. II and consider extension of use subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the extension in area of an existing building used for milk pasteurizing, bottling, distribution and loading and office.

PREMISES AFFECTED—87-10 Pitkin avenue, south side, 52.0 ft. west of 88th street, Block 11367, Lot 22, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Jerome W. Perlstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

163-49-BZ

APPLICANT—Burke, Green and Groh, for Meyer Gladstone and Robert W. Dasey, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking of more than five motor vehicles (no fee to be charged), for customers and employees of adjacent stores.

PREMISES AFFECTED—61-12 to 61-22 186th street, west side, 100 ft. south of Horace Harding boulevard, Block 7074, Lot 11, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: John W. McClancy, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing November 23, 1954, at 10 A.M., subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

144-50-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Habco Estates, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III as to change of use to shopping center and parking, subject to regular procedure—re Application (decision of the borough superintendent), previously denied, under sections 7e and 7h of the zoning resolution, to permit in a residence local retail and retail use district, the erection and maintenance of a pylon for a sign on existing roller skating rink (previously granted by the Board for a term of ten years, using more than the area permitted), and to permit the parking of motor vehicles on portion of plot, contrary to Board's resolution; and to permit the parking of cars on additional plot added to site located in residence use district.

PREMISES AFFECTED—130-135 Merrick boulevard, north side, 100 ft. west of Farmers boulevard, Blocks 12493, 12494, Lots 73, 85, 86, 87, 88 and 8; Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: John W. McClancy, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider change of use and additional use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

799-51-BZ—Vol. II

APPLICANT—A. H. Salkowitz, for The A. L. F. Realty Co., Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II as to extension of area of plot and building subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in the residence use portion of a lot located in a residence and business use district, the parking of patron's cars on unbuilt portion of lot, for a term of years.

PREMISES AFFECTED—1390-1396 Rockaway Parkway, west side, 290 ft. 1½ in. north of Glenwood road, Block 8165, Lots 52 and 53, Borough of Brooklyn.

APPEARANCES—

For Applicant: A. H. Salkowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of area and building.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

722-52-BZ—Vol. II

APPLICANT—Herman Kron, for 146 Center Street Corp., owner.

SUBJECT—Application for consideration—reopening as to relocation of tanks—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, the reconstruction of existing

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MINUTES

gasoline service station, motor vehicle repair shop, parking lot, parking center and lunch wagon, to include gasoline service station, motor vehicle repair shop, storage garage for more than five motor vehicles and lunch wagon.

PREMISES AFFECTED—96-98 Baxter street, southeast corner of Center street and 125 Walker street, Block 198, Lots 5, 8, 10, 11 and 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request for amendment withdrawn.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

Adjourned: 4:00 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description, the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority

CHAPTER 508 OF 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight,

and such dwellings thereafter altered or to be altered. provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 44

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

PUBLIC HEARINGS

Tuesdays at 10 a. m. to 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

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NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

CALENDAR

DOCKET

New Cases filed up to October 26, 1954

Cal. No. Dept. Premises Affected

794-54-A—H.B.Q.—46-04 Marathon parkway, west side, 384.89 ft. south of Northern boulevard, Block 8215, Lot 57, Douglaston, Borough of Queens, N.B. 2353-54—erection of frame building—fire limits.

795-54-BZ—H.B.Bx.—3205, 3209, 3211, 3215 and 3219 Boston road, west side, 66.50 ft. north of Burke avenue; Lurting avenue, 100 ft. north of Burke avenue, Block 4613, Lot 8, Borough of The Bronx, Amendment to Alt. 535-53—re extension of the parking area into a residence use district.

796-54-A—H.B.R.—2000 Victory boulevard, southwest corner of Perry avenue, Block 723, Lot 9, West Brighton, Borough of Richmond (under section 35, General City Law, re premises partly in bed of mapped street—proposed widening of Victory boulevard), N.B. 954-53.

797-54-BZ—H.B.B.—690-700 Utica avenue, southwest corner of Clarkson avenue, Block 4636, Lot 6, Borough of Brooklyn, Alt. 3223-54—re proposed extension to existing garage and change in occupancy.

798-54-A—H.B.B.—4701 5th avenue and 506-512 47th street, southeast corner, Block 766, Lot 8, Borough of Brooklyn, Alt. 2288-54—re stairways and live load.

799-54-BZ—H.B.Q.—267-10 Union turnpike, south side, from 267th to 268th streets; 77-31 to 77-33 267th street and 77-38 to 77-46 268th street; 267-01 to 267-19 78th avenue, Block 8670, Lot 62, Bellerose, Borough of Queens, N.B. 3270-54—re gasoline service station, auto-washing, lubrication, etc.

800-54-SM—Graneer Faced Masonry Unit, manufactured by Carlyle Industrial Corp., Material.

801-54-A—H.B.R.—3975-3985 (official 3981) Hylan boulevard and 289-299 Nelson avenue, northeast corner, Block 5158, Lot 37, Great Kills, Borough of Richmond, N.B. 355-54, under section 35, of the General City Law re premises in the bed of a mapped street—proposed widening of Nelson avenue.

802-54-A—H.B.Q.—150-29 116th street, east side, 98.63 ft. north of North Conduit avenue, Block 11839, Lot 22, Ozone Park, Borough of Queens, Alt. 1675-54—re curb level.

803-54-SM—Omicron (to increase water resistance, bond, workability and reduce shrinkage in mortar), manufactured by The Master Builders Company, Material.

804-54-BZ—H.B.B.—79-85 Georgia avenue, east side, 250 ft. 2 in. north of Liberty avenue and 90-96 Sheffield avenue, Block 3685, Lot 12, Borough of Brooklyn, Alt. 1342-54—re garage for more than five motor vehicles, etc.

805-54-A—F.D.—767 East 132nd street, northwest corner of Willow avenue, 1st floor, Block 2561, Lot 50, Borough

of The Bronx, Decision re Order No. 5287-4—re storage of Methyl Methacrylate Monomer and Acetone.

806-54-BZ—H.B.Q.—170-15 69th avenue, north side, 40 ft. west of 171st street, Block 6924, Lot 3, Flushing, Borough of Queens, N.B. 1259-54—re erection of a building within a G-1 area district less than 15 ft. from a street as laid out upon the City Map.

807-54-BZ—H.B.Q.—115-76 Park Lane south, northeast corner of Mayfair road, Block 3319, Lot 1, Kew Gardens, Borough of Queens, N.B. 3411-54—re erection of a multiple dwelling in a G area, residence use district.

808-54-A—H.B.B.—445 Empire boulevard, north side, 202 ft. 2½ in. east of New York avenue, Block 1310, Lot 68, Borough of Brooklyn, Alt. 2508-54—re two means of exit.

809-54-A—H.B.M.—215, 217, 219 and 221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10, 11, 12 and 13, Borough of Manhattan, Alt. 888-54—re area excessive for non fireproof construction.

810-54-BZ—H.B.Bx.—380 West 245th street, south side, 234.75 ft. east of Fieldstone road, Block 3415, Lot 333, Borough of The Bronx, N.B. 456-54—re required 20 ft. setback.

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845-50-BZ—H.B.Q.—113-40 Merrick boulevard and 169-29 Linden boulevard, northwest corner, Block 12326, Lot 21, St. Albans, Borough of Queens, Alt. 2551-50.

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NOVEMBER 3, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, November 3, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

288-54-BZ

APPLICANT—Leonard F. Rothkrug, for Liebmann Brew-eries, Inc., owner.

SUBJECT—Application April 7, 1954—(decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit in an unrestricted use, B area and 1½ times height district the erection and main-tenance of a structure in excess of height permitted and without the required loading berths.

PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

Laid over from July 20, 1954, to July 27, 1954, for further consideration and decision; hearing closed; then to October 5, 1954, at request of applicant for the purpose of furnishing revised plans in connection with this application and Cal. 289-54-A, and to obtain any additional objections that may be necessary; then to October 13, 1954, for applicant to consult with owner and report to the Board as to certain changes in plans as to insulation and combustion; then to November 3, 1954, at request of the applicant.

289-54-A

APPLICANT—Leonard F. Rothkrug, for Liebmann Brew-eries, Inc., owner.

SUBJECT—Application April 7, 1954—Appeal from a deci-sion of the borough superintendent.

PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

96-54-BZ

APPLICANT—Lawrence M. Rothman, for Louis Tamerlis, and F. L. and George H. Haase, owners.

SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and unrestricted use district, the parking and storage of motor vehicles, with a curb cut in the residence use portion of plot.

PREMISES AFFECTED—700 East 140th street, south side, 92.2 ft. west of Jackson avenue, Block 2568, Lots 14-17, Borough of The Bronx.

Laid over from September 28, 1954, to October 26, 1954, for inspection and decision without further argument; hear-ing closed; then to November 3, 1954, for inspection and decision; hearing previously closed.

251-54-BZ

APPLICANT—John F. Fitzsimons, for William H. Mose-bach and Mildred Mosebach, owners.

SUBJECT—Application April 9, 1954—(decision of the bor-ough superintendent) under section 21 of the zoning reso-lution, to permit in a residence use, G1 area district, the change of occupancy from one family dwelling to two family dwelling.

PREMISES AFFECTED—23-31 Nellis street, northeast side, 96.98 ft. northwest of Williamson avenue, Block 12713, Lot 11, Springfield Gardens, Borough of Queens.

Laid over from September 28, 1954, to October 26, 1954, for inspection and decision without further argument; appli-cant to furnish Board with a title search giving the date of taking title by the present owner; then to November 3, 1954, for further consideration and for applicant to have contractor present at the hearing.

137-51-BZ—Vol. III

APPLICANT—Siegel and Green, for Bell Management Corp., owner (Herald Square Garage, Inc., lessee).

SUBJECT—Application reopened June 2, 1954 as Vol. III —re (decision of the borough superintendent) under sec-tion 7f of the zoning resolution, to permit in a retail use district the use of roof for parking and storage of motor vehicles in building presently used as garage for more than five motor vehicles.

PREMISES AFFECTED—59-61 West 36th street, north side, 150 ft. east of Avenue of the Americas and 58-60 West 37th street, south side, 142 ft. 6 in. east of Avenue of the Americas, Block 838, Lot 10, Borough of Man-hattan.

Laid over from October 5, 1954, to October 26, 1954, for inspection and decision; applicant to file statement as to existing bracing of wall on adjacent building to the west; objector may file a memorandum in opposition; hearing closed; then to November 3, 1954, for inspection and de-cision; hearing previously closed.

700-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Millie Mayser, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and the parking and storage of motor vehicles.

PREMISES AFFECTED—9319-9333 3rd avenue and 301-311 94th street, northeast corner, Block 6107, Lots 1, 5 and 67, Borough of Brooklyn.

475-49-BZ—Vol. II

APPLICANT—O'Connell and McInerney, for Oncrest Realities, Inc., owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a resi-dence use district the parking and storage of motor vehicles

PREMISES AFFECTED—10 East 190th street, south side, 100 ft. east of Jerome avenue, Block 3189, Lots 14 and 17, Borough of The Bronx.

695-49-BZ—Vol. III

APPLICANT—Halperin, Natanson, Shivitz and Scholer, for Patsy Baselice, owner.

CALENDAR

SUBJECT—Application reopened June 15, 1954 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit for a term of five years in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—298-306 East 140th street, south side, 104.30 ft. east of 3rd avenue, Block 2314, Lot 58, Borough of The Bronx.

559-51-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Causeway Service Station, Inc., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district the reconstruction and rearrangement of existing gasoline service station, to include lubricatorium, car wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—133-02 Jamaica avenue and 87-01 to 87-09 133rd street, southeast corner, Block 9341, Lots 1 and 3, Richmond Hill, Borough of Queens.

25-54-BZ

APPLICANT—Theodore S. Nilsen, for Lillian Fried, owner (Herman Ott, lessee).

SUBJECT—Application January 20, 1954—(decision of the borough superintendent), under section 7i of the zoning resolution, to permit in a business use district the addition of motor vehicle repair shop on first floor to existing storage garage for more than five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—327-329 East 84th street, north side, 300 ft. west of 1st avenue, Block 1547, Lot 13, Borough of Manhattan.

103-54-BZ

APPLICANT—Siegel and Green, for L.S.C. Realty Corp., owner.

SUBJECT—Application February 4, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of an outdoor skating rink with an accessory building with illuminated business signs on building, for a term of five years.

PREMISES AFFECTED—1950 Bruckner boulevard, south side, 364.8 ft. west of Pugsley avenue, Block 3677, Lots 58 and 61, Borough of The Bronx.

104-54-A

APPLICANT—Siegel and Green, for L.S.C. Realty Corp., owner.

SUBJECT—Application February 4, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1950 Bruckner boulevard, south side, 364.8 ft. west of Pugsley avenue, 1st floor; Block 3677, Lots 58 and 61, Borough of The Bronx.

152-54-BZ

APPLICANT—Robert Gottlieb, for Carl Rubman, owner.

SUBJECT—Application March 5, 1954—(decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a retail use district for a term of ten years manufacturing that is not incidental to the conduct of a retail business conducted on premises.

PREMISES AFFECTED—721 Burke avenue, northeast corner of Cruger avenue, Block 4597, Lots 5 and 9, Borough of The Bronx.

153-54-A

APPLICANT—Robert Gottlieb, for Carl Rubman, owner.

SUBJECT—Application March 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—721 Burke avenue, northeast corner of Cruger avenue, Block 4597, Lots 5 and 9, Borough of The Bronx.

191-54-BZ

APPLICANT—Charles Abrahams, for Industrial Iron and Steel Products Co., owner.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent), under section 21 of the zoning resolution, to permit in an unrestricted use, C area district the extension to existing building using more than the area permitted.

PREMISES AFFECTED—211-217 Banker street, east side, 145 ft. south of Meserole avenue, Block 2616, Lot 56, Borough of Brooklyn.

192-54-A

APPLICANT—Charles Abrahams, for Industrial Iron and Steel Products Co., owner.

SUBJECT—Application March 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—211-217 Banker street, east side, 145 ft. south of Meserole avenue, Block 2616, Lot 56, Borough of Brooklyn.

212-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruce D. MacDonald, owner.

SUBJECT—Application March 24, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit for a term of fifteen years, in a local retail use district the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—145-11 to 145-19 (145-15 official) 243rd street and 243-01 to 243-09 Mayda road, northeast corner, Block 13568, Lot 27, Rosedale, Borough of Queens.

292-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district the extension in area of existing gasoline station to include existing uses of open greasing lift and pit, store for auto accessories, car washing, motor vehicle repairs, and storage of auto accessories, and to add the parking and storage of motor vehicles on unbuilt upon portion of plot, and the relocation of gasoline pumps on unbuilt upon portion of plot, and the relocation of gasoline pumps and addition of new curb cuts.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

293-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—filed pursuant to section 35, General City Law re premises located partly in bed of proposed widening of Parkinson avenue.

PREMISES AFFECTED—1231-1253 (1233 official, formerly 1138) Hylan boulevard, and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

NOVEMBER 3, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 3, 1954*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

68-42-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened May 11, 1954 as to additional and change of trade names—re USG Duron (combustible trim partition, etc.) previously approved.

40-48-SM—Vol. III

APPLICANT—F. Schumacher and Company, owner.
SUBJECT—Application reopened July 13, 1954 as to new Nylon Fabrics—re F. Schumacher and Company, Nylon Woven Fabrics, previously approved.

754-52-SM—Vol. II

APPLICANT—National Gypsum Company, owner-manufacturer (Sheldon H. Cady, agent).
SUBJECT—Application reopened October 6, 1953 as Vol. II—re Gold Bond Fully Accessible Acoustical Tile Ceiling with "J" Mechanical Suspension System, approval of.

572-51-SM

APPLICANT—Weatherguard Service, Inc., owner-manufacturer.
SUBJECT—Application August 14, 1951—Everguard Ribbed Steel Cross Bridging, approval of.

403-40-SM

APPLICANT—Masonite Corporation, owner.
SUBJECT—Application reopened July 20, 1954 as to additional trade name—re Masonite for floors; previously approved.

741-53-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application October 9, 1953—Gold Bond Metal Base and Floor Clips (for use in Gold Bond Partition Systems), approval of.

316-45-SM

APPLICANT—Allentown Portland Cement Company, owner.
SUBJECT—Application reopened July 20, 1954 and amendment as to additional trade name—re Allentown Mortar Cement (also marketed as: Nazareth Mortar Cement, Dragon Mortar Cement and National Mortar Cement), previously approved.

309-46-SA

APPLICANT—Wayne Home Equipment Company, owner.
SUBJECT—Application reopened March 23, 1954—re amendment to resolution as to additional model and permission to market under additional trade names—re Wayne Oil Burner, Model O, previously approved.

899-47-SA

APPLICANT—Bryant Heater Company, owner.
SUBJECT—Application reopened July 13, 1954 as to include Bryant Model 319—re Bryant Winter Air Conditioner, previously approved.

86-47-SA

APPLICANT—Pyrene Manufacturing Company, owner.
SUBJECT—Application reopened June 22, 1954, as to amendment to resolution to include additional Air Foam Makers Around the Pump Proportioners, Pressure Line Inductors, Foam Maker Spray Head Units, Forcing Type Foam Makers and 3% and 6% High and Low Expansion Air Foam Compound—re Air Foam System (fire extinguishing system), previously approved.

534-54-SA

APPLICANT—John J. Disimilo, for Speedy Washer Manufacturing Company, owner, (Murray H. Steckel, agent).
SUBJECT—Application June 21, 1954—Speedy Washer Model LAP, approval of.

561-54-SA

APPLICANT—Arthur P. McNulty, for American Kitchens Division of Avco Manufacturing Corporation, owner (Weiss and Besserman, agent).
SUBJECT—Application June 29, 1954—American Kitchens Automatic Dishwasher, Model DW-481-P, DW-24UCA, DWF-2401 and DW-48AA, approval of.

249-54-A

APPLICANT—Loft Candy Corp., owner.
SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—38-38 9th street, northwest corner of 40th avenue (Block 476, Lot 1), Long Island City, Borough of Queens.

541-53-A

APPLICANT—Leonard F. Rothkrug, for George Donus, owner.
SUBJECT—Application June 18, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—133-18 Francis Lewis boulevard west side, 160 ft. south of 133rd avenue, Block 12969, Lot 8, Laurelton, Borough of Queens.

659-53-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings.
OWNERS OF PREMISES—George B. and Cecil A. Donus.
SUBJECT—Application August 18, 1953—Revocation of Certificate of Occupancy #84750-52 issued re Alt. 2702-52.
PREMISES AFFECTED—133-18 Francis Lewis boulevard, west side 160 ft. south of 133rd avenue, Block 12969, Lot 8, Laurelton, Borough of Queens.

894-53-A

APPLICANT—Ervin Palmer, for Daspal Realty Corp., owner.
SUBJECT—Appeal filed December 10, 1953 from an order of the fire commissioner and decisions of the borough superintendent.
PREMISES AFFECTED—34 West 13th street, south side, 395 ft. east of Avenue of the Americas, Block 576, Lot 22, Borough of Manhattan.

343-50-A—Vol. II

APPLICANT—Mergenthaler Linotype Company, owner.
SUBJECT—Application reopened March 2, 1954 as Vol. II—re Appeal from a decision of the fire commissioner.
PREMISES AFFECTED—1-57 Hall street; 2-60 Ryerson street; 15-49 Ryerson street; 299-313 Park avenue and 248-254 Flushing avenue, Blocks 1867 and 1877, Lot 1, Borough of Brooklyn.

879-53-A

APPLICANT—Harry L. Alper, for Marian R. Feist, and Harold A. Rouse, owners (Third-Mile Shoe Co., Inc., lessee).
SUBJECT—Application December 10, 1953—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—1536 Third avenue, west side, 72 ft. 8½ in. north of East 86th street, Block 1515, Lot 36, Borough of Manhattan.

105-53-A

APPLICANT—Hellenic Orthodox Community Saint Barbara, Adjoining owner.
OWNER OF RECORD—Kamgo Service Station Inc.

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SUBJECT—Application February 9, 1953—Appeal from a decision of the borough superintendent re Revocation of Certificate of Occupancy, 30392/52 and Approval of N.B. App. 62-52.

PREMISES AFFECTED—26 Forsyth street, east side, 101 ft. 6 in. north of Division street, Block 292, Lot 7, Borough of Manhattan.

423-53-A

APPLICANT—145 East 23rd St., Hotel Restaurant Corp., for Lawrence A. Wien, owner (Kenmore Hotel Corp., lessee).

SUBJECT—Application May 22, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—143-145 East 23rd street, north side, 102 ft. east of Lexington avenue, Block 879, Lot 27, Borough of Manhattan.

694-49-A—Vol. II

APPLICANT—Harry Speyerer, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re Appeal from a decision of the commissioner of Marine and Aviation.

PREMISES AFFECTED—Foot 14th road, west side, of 100th street, 400 ft. south of 14th avenue, Block 4044, Lot 20, College Point, Borough of Queens (under section 35, General City Law—re bed of mapped street—14th road).

909-50-A—Vol. II

APPLICANT—Sidney Daub, for Moe Mandell, owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—446 West 36th street, south side, 200 ft. east of 10th avenue, Block 733, Lot 62, Borough of Manhattan.

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rudolph and Bertha Pollak, SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N.B. 567-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julis DeMasi and Florence Lociceio.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Dominick W. Ciminiello.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.

PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Anthony M. and Sarah Capuano.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Cono and Nancy Giardina.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglia, Jr.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rhersen and Beatrice Kaufman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 573-52 (constructed not in accordance with approved plans).

PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Henry and Dorothy Kurtz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11507-52 issued re N.B. 574-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Manuel and Theresa Molines.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Arthur and Julia Sussman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

CALENDAR

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Benjamin and Helen Katz.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).
PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNER OF PREMISES—Max Kanak.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).
PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

486-54-A

APPLICANT—Fred Leef, Isadore Silverman and Samuel Feldman, d/b/a Silverleaf Realty Corp., owner (Fred-Chaite Studios Inc., lessee).
SUBJECT—Application June 16, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—35 West 56th street, north side, 369 ft. east of 6th avenue (Avenue of the Americas), Block 1272, Lot 16, Borough of Manhattan.

40-54-A

APPLICANT—Ralph E. Stork, for Dairymen's League Co-op. Association, Inc., owner.
SUBJECT—Application January 19, 1954—Appeal from a decision re an order of the fire commissioner.
PREMISES AFFECTED—513-523 West 24th street, north side, 455 ft. east of 11th avenue, Block 696, Lot 20, Borough of Manhattan.

167-54-A

APPLICANT—Gabriel Nathan, for Rockaway Park Series Corp., owner.
SUBJECT—Application March 10, 1954—filed pursuant to section 35, General City Law re premises in bed of mapped street—proposed widening of Regina avenue.
PREMISES AFFECTED—22-02 to 22-04 Beach Channel drive and 22-09 to 22-11 Regina avenue, southwest corner, Block 216, Lot 58, Far Rockaway, Borough of Queens.

244-54-A

APPLICANT—Abram Shlefstein, for Dworetsky and Shlefstein, Inc., owners.
SUBJECT—Application March 19, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—99 Varet street, north side, 150 ft. west of Humboldt street, Block 3106, Lot 30, Borough of Brooklyn.

282-54-A

APPLICANT—Arthur Jovis, for Leah Wenig, Melba and Ruth Foldstein, owners.
SUBJECT—Application April 19, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—614 Gates avenue, south side, 325 ft. east of Gates avenue, Block 1816, part of Lot 16, Borough of Brooklyn.

287-54-A

APPLICANT—William H. Fuhrer, for Combination Manhattan Corp., owner (Cushmans Sons Inc., lessee).
SUBJECT—Application March 31, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—21 West 34th street, north side, 450 ft. west of 5th avenue, Block 836, Lot 18, Borough of Manhattan.

336-54-A

APPLICANT—Ashford Street Talmud Torah, owner.
SUBJECT—Application March 10, 1954—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—473 Ashford street, east side, 125 ft. south of Sutter avenue, Block 4048, Lot 16, Borough of Brooklyn.

274-54-A

APPLICANT—Ludwig Hanauer, for Coster Houses, Inc., owner.
SUBJECT—Application April 12, 1954—filed pursuant to sec. 310 M.D.L. for variation of sec. 177(3) re required open spaces.
PREMISES AFFECTED—160 East 36th street, southwest corner of 3rd avenue, Block 891, Lot 46, Borough of Manhattan.

258-54-A

APPLICANT—H. E. Horwood, for Rector Studios, Inc., owner.
SUBJECT—Application March 16, 1954—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—408-412 East 93rd street, south side, 144 ft. east of 1st avenue, Block 1572, Lots 42-44, Borough of Manhattan.

243-54-A

APPLICANT—Siegel and Green, for N.L.R. Realty Corp., owner.
SUBJECT—Application March 18, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—71-73 East Broadway and 9 Market street, southwest corner, Block 280, Lot 27, Borough of Manhattan.

330-54-A

APPLICANT—Arthur J. McDermott, for Arthur J. McDermott, Jacob A. and Georgia Post Visel, owners.
SUBJECT—Application April 27, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—90-01 Parsons boulevard, southeast corner of 90th avenue, Block 9756, Lot 28, Jamaica, Borough of Queens.

733-52-A—Vol. II

APPLICANT—Ernest F. W. Franck, for Safeway Stores, Inc., owner.
SUBJECT—Application reopened October 13, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—874-882 Myrtle avenue, south side, 140 ft. west of Tompkins avenue, Block 1755, Lots 32, 33, 34, 35 and 36, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 5, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Friday morning, November 5, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

64-27-SR—Vol. II

Proposed Revision of the Factory Exit Rules.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

NOVEMBER 9, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 9, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

139-53-BZ

APPLICANT—Leonard F. Rothkrug, for P. J. Construction Corp., owner.

SUBJECT—Application February 27, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage, nearer to side and rear lot lines than is permitted.

PREMISES AFFECTED—110-40 Jewel avenue, south side, 200 ft. west of 112th street, Block 2231, Lot 26, Forest Hills, Borough of Queens.

Laid over from September 21, 1954, to October 13, 1954, at request of applicant's representative; then to November 9, 1954, for inspection and decision without further argument; hearing closed.

723-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John Al-bergo, owner.

SUBJECT—Application reopened December 22, 1953 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of twenty motor vehicles on the same lot with a three family dwelling, for a term of five years.

PREMISES AFFECTED—169-177 Palmetto street, north side, 125 ft. east of Central avenue, Block 3342, Lot 55, Borough of Brooklyn.

Laid over from October 13, 1954, to November 9, 1954, for inspection, additional information from applicant and for decision without further argument; hearing closed.

945-53-A

APPLICANT—Lama, Proskauer and Prober, for John Al-bergo, owner.

SUBJECT—Application filed September 16, 1953—for a variation of the provisions of section 60 of the Multiple Dwelling Law.

PREMISES AFFECTED—177 Palmetto street, north side, 125 ft. east of Central avenue, Block 3342, Lot 55, Borough of Brooklyn.

372-52-BZ

APPLICANT—Remander and Miller, for Walter G. Stackler and Leonard L. Frank, owners.

SUBJECT—Application May 21, 1952 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a local retail and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, accessory sales, motor vehicle repairs and office.

PREMISES AFFECTED—231-16 Linden boulevard and 117-04 232nd street, southwest corner, Block 12748, Lot 106, St. Albans, Borough of Queens.

Laid over from October 13, 1954, to November 9, 1954, for notices to be sent to affected property owners.

242-54-BZ

APPLICANT—Charles M. Spindler, for CMH Realty Co., Inc., owner.

SUBJECT—Application April 8, 1954—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories, and office.

PREMISES AFFECTED—21-15 Jackson avenue and 46-27 to 46-35 21st street, northeast corner and 21-02 to 21-10 46th road, Block 74, Lot 1, Long Island City, Borough of Queens.

Laid over from October 13, 1954, to November 9, 1954, for inspection and decision without further argument.

397-54-BZ

APPLICANT—Patrick D. Concagh, for 309 West Street Corp., owner.

SUBJECT—Application May 20, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the demolition of existing buildings and to permit vacant plot to be used for the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—309-311 West 46th street, north side, 145 ft. west of 8th avenue, Block 1037, Lots 125 and 26, Borough of Manhattan.

Laid over from October 13, 1954 to November 9, 1954, for inspection and decision without further argument; hearing closed.

455-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Frederick H. Kreckman, owner.

SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of ten years the conversion of existing legal use (garage), to office auto body and fender work, welding and incidental auto painting and spraying.

PREMISES AFFECTED—184-186 Vermont street, west side, 141 ft. 9 in. south of Atlantic avenue, Block 3688, Lots 25 and 26, Borough of Brooklyn.

Laid over from October 13, 1954 to November 9, for inspection and decision without further argument; hearing closed.

790-53-BZ

APPLICANT—William A. Giesen, for Richard Griffin, owner.

SUBJECT—Application October 30, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension in use and area of an existing gasoline service station to include gasoline and oil selling station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories, store and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6161-6199 Broadway, southwest corner of West 251st street, Block 3415, Lots 1182, 1186 and 1187, Borough of The Bronx.

Laid over from September 28, 1954, to October 26, 1954, for inspection and decision without further argument; hearing closed; then to November 9, 1954, for applicant to submit revised plans and new decision of the Borough Superintendent changing the location of the proposed building and for decision by the Board; hearing previously closed.

791-53-A

APPLICANT—William A. Giesen, for Richard Griffin, owner.

SUBJECT—Application October 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—6161-6199 Broadway, southwest corner of West 251st street, Block 3415, Lots 1182, 1186 and 1187, Borough of The Bronx.

823-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Flygo Holding Corp., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under 7f,

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7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs and office, and to permit the parking and storage of more than five motor vehicles; with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—436-438 Kings highway, south side, from Lake street to Van Sicklen street; 2-10 Lake street and 1-11 Van Sicklen street, Block 6679, Lots 1 and 8, Borough of Brooklyn.

Laid over from October 5, 1954, to October 26, 1954, at request of objector's representative; no further adjournment; then to November 9, 1954, for decision by the Board; no further argument; hearing closed.

955-23-BZ—Vol. II

APPLICANT—Siegel and Green, for 206 East 56th Street Realty Corp., owner (Park Palace Auto Service Corp., lessee).

SUBJECT—Application reopened July 20, 1954 as Vol. II—re (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a business use district the parking and storage of more than five motor vehicles on roof of existing garage for more than five motor vehicles.

PREMISES AFFECTED—206-214 East 56th street, south side, 110 ft. east of 3rd avenue, Block 1329, Lot 41, Borough of Manhattan.

1357-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Marvel I. Hory, owner.

SUBJECT—Application reopened July 20, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, store and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4467-4479 Broadway and 700-706 West 192nd street, southwest corner, Block 2180, Lot 513, Borough of Manhattan.

1148-38-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Neill Supply Co., owner.

SUBJECT—Application reopened March 9, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e, 21 and 19A of the zoning resolution, to permit in a residence use the erection and maintenance of a warehouse and office with an entrance to loading berth nearer the intersection than is permitted.

PREMISES AFFECTED—47-45 to 47-63 49th street and 49-01 to 49-07 48th avenue, northeast corner, Block 2287, Lot 1, Sunnyside, Borough of Queens.

280-41-BZ—Vol. III

APPLICANT—Paul Friedman, for Constel Realty Corp., owner.

SUBJECT—Application reopened July 27, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a storage garage for more than five motor vehicles, and a motor vehicle repair shop (including welding, painting and spraying), and to permit the parking of motor vehicles on unbuilt upon portion of plot for customers and employees.

PREMISES AFFECTED—89 Furman avenue, west side, 99.5 ft. north of Bushwick avenue, Block 3462, Lots 26, 63 and 67, Borough of Brooklyn.

539-46-BZ—Vol. III

APPLICANT—Gabriel Nathan, for SKR Holding Corp., owner.

SUBJECT—Application reopened July 7, 1954 as Vol. III re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district the change in occupancy from gasoline service station, motor vehicle repair shop, storage and parking lot to factory use.

PREMISES AFFECTED—64-13 to 64-21 Rockaway Beach boulevard, south side, 80.86 ft. east of Beach 65th street, Block 396, Lot 5, Rockaway Beach, Borough of Queens.

315-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Missouri Enterprises, Inc., Sidney Moseson and William B. Putnam, owners (Missouri Enterprises, Inc., lessee).

SUBJECT—Application reopened as Vol. II—October 20, 1953—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district for a term of ten years the erection and maintenance of a luncheonette, office, kiddie park and accessory parking of patrons cars (previously denied by the Board for lots 30 and 34).

PREMISES AFFECTED—231-12 to 231-20 Northern boulevard and 45-02 to 45-20 232nd street, southwest corner and 45-15 to 45-23 231st street, Block 8164, Lots 15, 18, 30, 34 and 37, Little Neck, Borough of Queens.

197-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

SUBJECT—Application March 12, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sales and office; and automobile showroom; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—58-12 to 58-30 (58-20 official) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

345-54-BZ

APPLICANT—Fred C. Dahlem, for Frank K. Paulis, owner.

SUBJECT—Application May 4, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district the parking and storage of more than five motor vehicles for patrons of Villa Bette restaurant (no fees to be charged).

PREMISES AFFECTED—45-47 City Island avenue, west side, 25 ft. north of Rochelle street, Block 5625, Lot 32, Borough of The Bronx.

582-54-BZ

APPLICANT—Samuel Rosenblum, for 156 William Street Corp., owner.

SUBJECT—Application July 6, 1954—(decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a retail use district the erection and maintenance of an office building without the required loading berth.

PREMISES AFFECTED—77-83 Ann street and 156 William street, northeast corner and 49-53 Beekman street, Block 93, Lots 17, 20, 31, 32 and 33, Borough of Manhattan.

637-54-BZ

APPLICANT—Eggers and Higgins, for Law Center Foundation, owner.

SUBJECT—Application August 2, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district the demolition of existing building (unit 1), and the construction of a structure to be used in conjunction with existing building (unit 2), using more than the area permitted at curb level and without the required rear yard

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across entire rear of lot and extending from street line to rear lot line, and without yard starting at curb level.
PREMISES AFFECTED—64-72 Washington place and 33-36 Washington Square West, southwest corner, Block 552, Lots 22, 24 and 25, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 9, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 9, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.
SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

360-53-A

APPLICANT—L. Brodsky and Sons, for Lemarsel Realty Corp., owner.
SUBJECT—Application May 1, 1953—Appeal from a decision re an order of the fire commissioner.
PREMISES AFFECTED—8 Greene street, east side, 101 ft. 1¾ in. north of Canal street, Block 230, Lot 12, Borough of Manhattan.

490-53-A

APPLICANT—Joseph H. Sand, for Aacc F. Bjerrum, owner.
SUBJECT—Application June 26, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—374 Lexington avenue, south side, 325 ft. east of Marcy avenue, Block 1804, Lot 20, Borough of Brooklyn.

303-53-A

APPLICANT—William Picker Co., for C. & W. Holding Corp., owner.
SUBJECT—Appeal from a decision re an order of the Fire Commissioner.
PREMISES AFFECTED—132 Greenwich street, west side, 24 ft. south of Cedar street, Block 54, Lot 21, Borough of Manhattan.

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.
SUBJECT—Application March 3, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

824-53-A

APPLICANT—Bernhardt T. Berman, for Sol R. Mantell, owner.
SUBJECT—Application November 19, 1953 filed pursuant to Section 35 General City Law re premises in bed of a mapped street—Beach 68th street and an Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—68-02 Bayfield avenue, north side, 275 ft. west of Beach 67th street, Block 447, Lot 83, Arverne, Borough of Queens.

138-54-A

APPLICANT—Aaron Gelman, for Lester T. Doyle (trustee).

SUBJECT—Application February 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1100-1104 East 177th street, southeast corner of Devoe avenue, Block 3904, Lot 1, Borough of The Bronx.

799-53-A

APPLICANT—Leonard F. Rothkrug, for Congregation Ahavath Israel and Talmud Torah, of East Midwood, Inc., owner.

SUBJECT—Application November 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1122 East 29th street, west side, 140 ft. south of Avenue K, Block 7628, Lot 53, Borough of Brooklyn.

372-54-A

APPLICANT—H. E. Horwood, for Colkat Inc., owner (Baker Linen Co., lessee).

SUBJECT—Application May 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—315-317 Church street, east side, 18 ft. 8 in. south of Lispenard street, cellar; Block 194, Lot 20, Borough of Manhattan.

362-54-A

APPLICANT—Technicon Chemical Co., Inc., owner.

SUBJECT—Application May 3, 1954—Re: Packaging, storage and sale of mixture known as Technicon (Clearing Agent) Dehydrant, Type C650, in glass containers (capacity of containers in excess of 32 oz., contrary to Administrative Code requirements).

638-54-A

APPLICANT—Eggers and Higgins, for Law Center Foundation, owner.

SUBJECT—Application August 2, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sections 27 re required open spaces.

PREMISES AFFECTED—64-72 Washington place and 33-36 Washington Square West, southwest corner, Block 552, Lots 22, 24 and 25, Borough of Manhattan.

338-54-A

APPLICANT—George Raymond Euell, for Marguerite Guthrie, owner (Shaffey Bashure, lessee).

SUBJECT—Application April 28, 1954—Appeal from a decision of the borough superintendent re Revocation of permit—Alt. 5114-53.

PREMISES AFFECTED—2777 Knapp street, east side, 263.66 ft. north of Shore parkway and 2776 Plumb street, Block 7546, Lot 20, Borough of Brooklyn.

488-54-A

APPLICANT—J. M. Nicholson, for the Long Island Railroad Co. (William Wyer, trustee), owner.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—91-53 121st street, northeast corner of Atlantic avenue, Block 9375, Lot 58, Morris Park Shops, Richmond Hill, Borough of Queens.

569-54-A

APPLICANT—Cole and Liebmann, for Augusta Realty Co., Inc., owner.

SUBJECT—Application July 8, 1954—filed pursuant to sec. 310 of the variation of sec. 172, subdivision 1 of the M.D.L. re minimum dimensions of yard.

PREMISES AFFECTED—2009 Lexington avenue, east side, 14 ft. 6 in. north of East 122nd street, Block 1771, Lot 21½, Borough of Manhattan.

570-54-A

APPLICANT—Cole and Liebmann, for 2015 Lexington Avenue Realty Corp., owner.

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SUBJECT—Application July 8, 1954—filed pursuant to sec. 310 of the M.D.L. for variation of Sec. 172, subdivision 1 of the M.D.L. re required yard area.

PREMISES AFFECTED—2015 Lexington avenue, east side, 58 ft. north of East 122nd street, Block 1771, Lot 20½, Borough of Manhattan.

571-54-A

APPLICANT—Cole and Liebmann, for Augusta Redman, owner.

SUBJECT—Application July 8, 1954—filed pursuant to section 310 of the M.D.L. for variation of section 172, subdivision 1 of the M.D.L. re required yard area.

PREMISES AFFECTED—2017 Lexington avenue, east side, 72 ft. 6 in. north of East 122nd street, Block 1771, Lot 20¼, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 16, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 16, 1954, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:*

400-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Rilous, owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district for a term of twenty years the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6625, Lot 50, Flushing, Borough of Queens.

Laid over from July 13, 1954, to November 16, 1954, for possible withdrawal in event premises is acquired for park purposes.

401-46-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Bilous, owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—re Appeal filed pursuant to section 35, General City Law re premises in bed of mapped street—75th road (previously withdrawn).

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6626, Lot 50, Flushing, Borough of Queens.

757-53-BZ

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five cars on first and second floors, to office, storage of paper stock and twine on first floor, and manufacture of paper boxes and storage of paper stock on second floor.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

Laid over from June 8, 1954, to September 14, 1954, at request of applicant. Applicant to notify property owners in affected area by registered mail within two weeks of adjourned date; then to November 16, 1954, at request of the applicant; notices to be sent by registered mail to affected owners within two weeks of date of hearing set for November 16, 1954 at 10 A. M.

758-53-A

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Concord Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

737-38-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Bridge Motors, Inc., owner (Joseph Liss, lessee).

SUBJECT—Application reopened June 15, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years the maintenance of existing parking and storage of more than five motor vehicles, and to permit the erection and maintenance of a gasoline service station and office.

PREMISES AFFECTED—1171-1185 River avenue, west side, 100 ft. south of East 167th street, Block 2496, Lot 64, Borough of The Bronx.

Laid over from October 13, 1954, to November 16, 1954, for inspection by a committee of Board, additional information from applicant and for decision without further argument; hearing closed.

117-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Matteo Guerino, owner.

SUBJECT—Application February 17, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles with a show window nearer the residence use district than is permitted.

PREMISES AFFECTED—394-404 Avenue U and 2133-2143 East 2nd street, southeast corner, Block 7129, Lot 1, Borough of Brooklyn.

Laid over from October 19, 1954, to November 16, 1954, for inspection and decision without further argument; hearing closed.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district portion of a lot located in a residence and unrestricted use, A area district the erection and maintenance of an additional building, using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision without further argument; hearing closed; then to September 14, 1954, for further consideration by the Board and decision; hearing previously closed; then to October 5, 1954, at request of the Board, for further consideration and inspection; then to October 26, 1954, for inspection; objectors may file additional objections and applicant to file revised plans; then to November 16, 1954, at request of the applicant, for applicant to file new proposal and for further objections to be filed.

588-41-BZ

APPLICANT—Seymour Okonowitz, lessee for Donald Associates, owner.

SUBJECT—Application reopened October 13, 1954, re extension of term of variance—re (decision of the borough

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superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.
PREMISES AFFECTED—201-217 Beach 29th street, 202-214 Beach 30th street and north side of Seagirt avenue, from Beach 29th to Beach 30th streets, Block 287, Lot 20, Edgemere, Borough of Queens.

1674-21-BZ—Vol. II

APPLICANT—Herman Kron, for Plancher Corp., owner.
SUBJECT—Application reopened May 4, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit the removal of partition dividing the residence use district from the business use district on the second floor, to be used as an extension to existing public assembly (catering) use.
PREMISES AFFECTED—151 East Burnside avenue and 2052-2062 Creston avenue, northeast corner, Block 3160, Lot 1, Borough of The Bronx.

647-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Maria Suarez, owner (Angels Auto Sales, lessee).
SUBJECT—Application reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a business use district for a term of fifteen years the maintenance of existing class 5 structure (quonset hut) for car washing, simonizing and motor vehicle repair shop in conjunction with existing office and storage, sales and display of cars.
PREMISES AFFECTED—535-549 Remsen avenue, east side, 100 ft. north of Church avenue, Block 4687, Lot 12, Borough of Brooklyn.

908-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Merrick Westbury Corp., owner.
SUBJECT—Application December 30, 1952—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles on unbuilt upon portion of lot; for a term of fifteen years.
PREMISES AFFECTED—203-20 Rocky Hill road and 47-52 to 47-58 204th street, southwest corner and 203-17 to 203-27 48th avenue, Block 7355, Lot 61, Bayside, Borough of Queens.

62-53-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for LaGuardia Hotel Inc., owner.
SUBJECT—Application reopened June 22, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E area district the off street parking of motor vehicles within the required open spaces and required set back; and to permit the erection of electric signs on building and also on the roof.
PREMISES AFFECTED—99-01 to 99-19 Ditmars boulevard, north side, from 22nd avenue to 22nd road; 99-02 to 99-12 22nd avenue and 100-01 to 100-17 22nd road, Block 1634, Lot 101, East Elmhurst, Borough of Queens.

116-54-BZ

APPLICANT—Ingram S. Carner, for Eswin Construction Corp., owner.
SUBJECT—Application February 17, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), stor-

age and sale of accessories and office; and to permit the parking of cars waiting to be serviced.
PREMISES AFFECTED—231-13 to 231-21 Linden boulevard and 116-64 to 116-72 232nd street, northwest corner, Block 11332, Lot 1, Springfield, Borough of Queens.

200-54-BZ

APPLICANT—Leonard F. Rothkrug, for John Scala, owner.
SUBJECT—Application March 16, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of non-commercial motor vehicles.
PREMISES AFFECTED—528-532 4th street, south side, 117 ft. 10 in. east of 8th avenue, Block 1083, Lots 11, 12 and 13, Borough of Brooklyn.

222-54-BZ

APPLICANT—Max Horn, for 95-26 Sutphin Boulevard Corp., owner.
SUBJECT—Application March 31, 1954—(decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles of patrons and employees of adjoining building, loading and unloading, with a business entrance (curb cut).
PREMISES AFFECTED—95-25 Waltham street, east side, 150 ft. north of 97th avenue, Block 10026, Lots 35, 37 and 38, Jamaica, Borough of Queens.

456-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel and Stanley W. Berman, owners.
SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.
PREMISES AFFECTED—7602-7624 Flatlands avenue, south side, from East 76th to East 77th streets, 901-911 East 76th street and 902-910 East 77th street, Block 8013, Lots 1, 4, 5, 6 and 8, Borough of Brooklyn.

663-54-BZ

APPLICANT—Samuel Rosenblum, for Marchant Estates, Inc., owner.
SUBJECT—Application September 9, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station, to include lubritorium, washing of cars, storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced.
PREMISES AFFECTED—24-34 Lafayette street and 530-532 Pearl street, northwest corner and 41 Elk street, Block 168, Lot 12, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 16, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, November 16, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

778-53-A

APPLICANT—John T. Kelleher, borough superintendent, Borough of Queens.
OWNERS OF PREMISES—Herman Haken and H. L. Kreuscher.

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SUBJECT—Application October 30, 1953—Revocation of Certificate of Occupancy #Q91444 issued 9/14/53.

PREMISES AFFECTED—106-01 Merrick boulevard, southeast corner of 106th avenue, Block 10237, Lot 5, Jamaica, Borough of Queens.

566-53-A

APPLICANT—Henry George Greene, for Clintonic Beverage Co., owner.

SUBJECT—Application July 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-51 Suffolk street, west side, 100 ft. north of Grand street, Block 351, Lot 51, Borough of Manhattan.

531-54-A

APPLICANT—Abraham Grossman, for Adelan Realty Corp., owner (Lillian Gottesman and Gertrude E. Alpern, lessees).

SUBJECT—Application June 25, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—103-105 Norfolk street, west side, 100 ft. north of Delancey street, Block 353, Lots 35 and 36, Borough of Manhattan.

772-54-A

APPLICANT—Phelps Dodge Refining Corporation, owner.

SUBJECT—Application filed October 16, 1954 pursuant to section 35 of the General City Law for approval of the issuance of a permit for the erection of an extension of an existing building in the beds of mapped streets (45th and 46th streets)—decision of the Commissioner of Marine and Aviation.

PREMISES AFFECTED—Foot of 43rd place, southeast side, 350 ft. north of Newtown Creek, Block 2529, Lot 1, Laurel Hill, Borough of Queens.

453-54-A

APPLICANT—A. L. Seiden, for American Friends of Hebrew University, Inc., owner.

SUBJECT—Application June 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9 East 89th street, north side, 204 ft. 11 in. east of 5th avenue, 5th floor, Block 1501, Lot 9, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 23, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 23, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

232-54-BZ

APPLICANT—Gustave Goldman, for Nathan A. Goldstein, owner.

SUBJECT—Application April 6, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of five years the use of premises for doctor's offices in cellar in addition to existing doctor's office and dwelling on first floor.

PREMISES AFFECTED—71-18 Main street, northwest corner of 71st road, Block 6619, Lot 32, Flushing, Borough of Queens.

Laid over from October 19, 1954, to November 23, 1954, for inspection and decision; hearing closed.

247-54-BZ

APPLICANT—Lama, Proskauer and Prober, and Irwin Pakula, for Morio and Susie Marani, owners.

SUBJECT—Application March 24, 1954—(decision of the borough superintendent) under sections 7e and 7h of the

zoning resolution, to permit in the local retail use district portion of a plot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles in residence use portion all, for a term of fifteen years.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner, Block 6823, Lot 1, Jamaica, Borough of Queens.

Laid over from October 19, 1954, to November 23, 1954, for inspection and decision; hearing closed.

248-54-A

APPLICANT—Lama, Proskauer and Prober and Irwin Pakula, for Mario and Susie Marani, owners.

SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent—filed pursuant to section 35, General City Law, re premises located in the beds of mapped streets—proposed widening of Parsons boulevard and 75th avenue.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner, Block 6823, Lot 1, Jamaica, Borough of Queens.

364-54-BZ

APPLICANT—Patrick D. Concagh for Donato Diovio Salvo, owner.

SUBJECT—Application May 7, 1954—(decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence and local retail use district the parking and storage of motor vehicles.

PREMISES AFFECTED—1194-1204 Ogden avenue, east side, 285.04 ft. north of West 167th street and 1199-1203 Nelson avenue, Block 2516, Lots 13, 14 and 48, Borough of The Bronx.

Laid over from October 19, 1954, to November 23, 1954, for inspection and decision; hearing closed.

423-54-BZ

APPLICANT—Paul Friedman, for Peter and Rachel Federico, owners.

SUBJECT—Application June 2, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

Laid over from October 19, 1954, to November 23, 1954, for inspection and decision; hearing closed.

172-54-BZ

APPLICANT—Kenneth W. Milnes, for Thomas M. Crowe, owner.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a retail use district, the reconstruction of existing gasoline service station to include, gasoline service station, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—2000 Victory boulevard, southwest corner of Perry avenue, Block 723, Lot 9, West Brighton, Borough of Richmond.

Laid over from September 28, 1954, to October 26, 1954, for applicant to file an administrative appeal in connection with the widening of Victory boulevard and to revise his plans as to location of accessory building.

Laid over from October 26, 1954, to November 23, 1954, for hearing with Cal. No. 796-54-A.

CALENDAR

796-54-A

APPLICANT—Kenneth W. Milnes, for Thomas M. Crowe, owner.

SUBJECT—Application October 13, 1954—filed pursuant to section 35, General City Law re premises partly in bed of proposed widening of Victory boulevard.

PREMISES AFFECTED—2000 Victory boulevard, southwest corner of Perry avenue, Block 723, Lot 9, West Brighton, Borough of Richmond.

281-54-BZ

APPLICANT—Paul Friedman, for Alice Price, owner.

SUBJECT—Application April 19, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—166-11 Northern boulevard, northwest corner of 167th street, Block 5341, Lot 1, Flushing, Borough of Queens.

Laid over from September 28, 1954, to October 26, 1954, for further hearing and for the applicant to send out notices according to the Board's rules by registered mail prior to the above additional hearing date; then to November 23, 1954, for inspection and decision without further argument; hearing closed.

351-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Trisolini, owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1275-1283 Gun Hill road, north side, from Bouck to Wilson avenues, 3201-3211 Wilson avenue and 3250-3256 Bouck avenue, Block 4734, Lot 92, Borough of The Bronx.

Laid over from October 5, 1954, to October 26, 1954, at request of objectors; no further request for adjournments; then to November 23, 1954, for inspection and decision without further argument; hearing closed.

632-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Irving Rubber and Metal Co., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a structure using more than the area permitted, and to be used for office, loading space, junk shop for sorting, packing and baling of scrap metal and rubber (no paper or rags), with an entrance to off street loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—9517-9529 Ditmas avenue and 736-746 East 96th street, northwest corner, Block 8113, Lot 1, Borough of Brooklyn.

Laid over from October 13, 1954, to October 26, 1954, at request of the applicant; then to November 23, 1954, at the request of the applicant; owner may decide to acquire other property and withdraw the application.

627-39-BZ—Vol. III

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application reopened July 20, 1954, as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and rearrangement

of existing gasoline service station, lubritorium, storage and sale of accessories and office; and the parking and storage of more than five motor vehicles; and to include the wholesale sale of kerosene, car washing (non-automatic), motor vehicle repairs and the parking of cars waiting to be serviced.

PREMISES AFFECTED—2642-2666 Fulton street, south side, from Pennsylvania avenue to New Jersey avenue, Block 3670, Lot 18, Borough of Brooklyn.

Laid over from October 26, 1954, to November 23, 1954, for inspection and decision by the Board without further argument. Hearing closed.

478-53-BZ

APPLICANT—Joseph Amaru, for James Muro and Edward Muro, owners.

SUBJECT—Application June 18, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district the maintenance of motor vehicle repair shop (including body and fender work), to existing gasoline service station, non storage garage for more than five motor vehicles, lubritorium, and car washing.

PREMISES AFFECTED—46-01 108th street, southeast corner of 46th avenue, Block 2002, lot 1, Corona, Borough of Queens.

Laid over from October 26, 1954, to November 23, 1954 for inspection and decision by the Board without further argument. Hearing closed.

425-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Nat Peterson and Herbert H. Pensig, owners.

SUBJECT—Application May 27, 1954—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, store and office; and to permit the parking and storage of motor vehicles with curb nearer the residence use district than is permitted; for a term of fifteen years.

PREMISES AFFECTED—137-21 to 137-39 Cross Bay boulevard, east side, 109.54 ft. north of 149th avenue. Block 11529, Lot 40, Ozone Park, Borough of Queens.

Laid over from October 26, 1954, to November 23, 1954, for inspection and decision without further argument; hearing closed.

431-54-BZ

APPLICANT—Robert Gottlieb, for Ralph Cioffi, owner.

SUBJECT—Application June 2, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the erection and maintenance of an automobile auto laundry, conducted as the principal business of establishment, for a term of ten years.

PREMISES AFFECTED—2615 Ponton avenue, north side, 100 east of Williamsbridge road and 2616 Roberts avenue, Block 4073, Lot 40, Borough of The Bronx.

Laid over from October 26, 1954, to November 23, 1954, for inspection and decision without further argument; hearing closed.

452-54-BZ

APPLICANT—Henry G. Harris, for Louis Liebler, owner.

SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—239 Stanton street, southwest corner of Willett street, Block 339, Lot 22, Borough of Manhattan.

Laid over from October 26, 1954, to November 23, 1954, for inspection and decision without further argument; hearing closed.

CALENDAR

529-54-BZ

APPLICANT—Max Wechsler, for Self-Service Super Market, Inc., owner.

SUBJECT—Application June 17, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the use of second story for offices and meeting room, with two exits from the second floor to street through the residence use portion of lot.

PREMISES AFFECTED—1370-1380 Jérôme avenue, northeast corner of Elliot place, Block 2842, Lot 1, Borough of The Bronx.

Laid over from October 26, 1954 to November 23, 1954, for inspection and consideration by the Board.

557-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Ignazia Galati, owner.

SUBJECT—Application reopened October 19, 1954 re extension of term of variance—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, permitting in a business use district, the maintenance of premises as a garage for more than five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—34-29 to 34-31 31st street, east side, 265.24 ft. north of 35th avenue, Block 608, Lots 16 and 17, Long Island City, Borough of Queens.

163-49-BZ

APPLICANT—Burke, Green and Groh, for Meyer Gladstone and Robert W. Dasey, owners.

SUBJECT—Application reopened October 19, 1954, re extension of term of variance—re (decision of the borough superintendent) under section 7h of the zoning resolution, permitting in a residence use district, the parking of more than five motor vehicles (no fee to be charged) for customers and employees of adjacent stores.

PREMISES AFFECTED—61-12 to 61-22 186th street, west side, 100 ft. south of Horace Harding boulevard, Block 7074, Lot 11, Flushing, Borough of Queens.

837-47-BZ—Vol. II

APPLICANT—A. George Redgate, owner.

SUBJECT—Application reopened October 13, 1954, re extension of time to complete—re (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the change in occupancy from private gasoline station, to 3 two-car garages, machine shop, motor vehicle repair shop, carburetor and ignition work, lubritorium, auto laundry and office.

PREMISES AFFECTED—1204-1206 Rogers avenue, west side, 75 ft. 10½ in. south of Avenue D, Block 5213, Lot 13, Borough of Brooklyn.

81-35-BZ—Vol. III

APPLICANT—Larry Meltzer, for William Gold, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district, the change in occupancy from auto showroom and store, shop for new auto accessories, locks, windshield wipers, glazing, speedometers, upholstering and auto heater service station, and the parking and storage of more than five motor vehicles and sale and display of new and used cars—to auto showroom, auto parts, motor vehicle repair shop, and to permit the extension into residence use district of sale and display of new and used cars, and the parking and storage of motor vehicles.

PREMISES AFFECTED—2027-2035 Flatbush avenue and 1-11 Baughman place, northeast corner, Block 7867, Lot 1, Borough of Brooklyn.

1011-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Lippman, Samuel Dorman and Florence Saunders, owners.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a restricted retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1702-1718 Bruckner boulevard and 975-979 Noble avenue, southwest corner and 960-970 Soundview avenue, Block 3661, Lot 58, Borough of the Bronx.

362-46-BZ—Vol. II

APPLICANT—Arthur Levine, for Irving Goldberg, owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the use of more than the permitted percentage of floor space for manufacturing purposes.

PREMISES AFFECTED—725 Union street, north side, 69 ft. west of 5th avenue, Block 952, Lot 43, Borough of Brooklyn.

239-54-A

APPLICANT—Arthur Levine, for Irving Goldberg, owner.

SUBJECT—Application March 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—725 Union street, north side, 69 ft. west of 5th avenue, Block 952, Lot 43, Borough of Brooklyn.

448-46-BZ—Vol. III

APPLICANT—Jacob Lubroth and Son, for Edward and Arthur Senft, owner.

SUBJECT—Application reopened June 22, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of ten years in a residence use district the change in occupancy from garage for more than five motor vehicles to factory for light manufacturing in basement and first floor.

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

909-52-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application December 31, 1952—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—198-30 Jamaica avenue and 94-04 199th street, southwest corner, Block 10829, Lot 56, Hollis, Borough of Queens.

81-54-BZ

APPLICANT—Herman Kron, for Robert E. Watson, owner.

SUBJECT—Application February 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of a lot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office and an automobile show-room; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—32-10 to 32-18 Francis Lewis boulevard, southwest corner of 32nd avenue, Block 4940, Lot 1, Flushing, Borough of Queens.

CALENDAR

426-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Anna Klein, owner.

SUBJECT—Application May 27, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—78-01 to 78-19 Linden boulevard, north side, from 79th to Sapphire street; 135-33 to 135-39 Sapphire street and 135-32 to 135-40 79th street, Block 11376, Lot 23, Ozone Park, Borough of Queens.

445-54-BZ

APPLICANT—Lama, Proskauer and Prober, for James Perretta, owner.

SUBJECT—Application June 2, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—1726-1748 McDonald avenue, west side, 180 ft. south of Avenue O, Block 6607, Lots 16, 20, 22 and 24, Borough of Brooklyn.

496-54-BZ

APPLICANT—Kitzler and Nurick, for R. and R. Holding Corp., owner.

SUBJECT—Application June 14, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the extension to existing building on first floor, using more than the area permitted.

PREMISES AFFECTED—1959 Flatbush avenue, east side, 20 ft. north of Lott place, Block 7820, Lot 48, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 23, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 23, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

354-54-A

APPLICANT—Long Island Lighting Co., owner.

SUBJECT—Application April 30, 1954—Application for recommendation filed pursuant to Appeal from a decision of the Commissioner of Marine and Aviation amended August 4, 1954 to include an appeal from a decision of the Fire Commissioner.

PREMISES AFFECTED—Northerly extension of Beach 28th street and Dickens avenue, along Mott Basin (Block 171, Lots 5, 9, 18, 21, 25, 27, 28, 29, 32, 33, 34, 35, 36, 38, 50, 61, 66, 70, 72 and 74; Block 170, Lots 1, 7, 50, 59, 64; Block 172, Lots 25, 29, 33, 37, 41, 51, 55, 59, 63, 67, Block 173, Lots 1, 6, 11; Block 174, Lots 1, 10, 15, 30, 35, 40 and Block 176, Lot 1), Far Rockaway, Borough of Queens.

39-54-A

APPLICANT—Leonard F. Rotlikrug, for Riccardo Verdin, owner.

SUBJECT—Application January 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—81-10 102nd avenue, south side, 82.90 ft. east of 81st street, Block 9052, Lot 13, St. Albans, Borough of Queens.

101-54-A

APPLICANT—Maurice Intrator, for Stanley Pulak, owner. SUBJECT—Application February 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—106-19 Sutphin boulevard, east side, 40 ft. north of South road, Block 10060, Lot 28, Jamaica, Borough of Queens.

174-54-A

APPLICANT—Lama, Proskauer and Prober, for 351 Jay Realty Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—351 Jay street, east side, 150 ft. south of Myrtle avenue, Block 147, Lot 9, Borough of Brooklyn.

706-54-A

APPLICANT—Gabriel Nathan, for Samuel Gast, owner (Beach 98th and Boardwalk Corp., lessee).

SUBJECT—Application August 30, 1954—Application filed pursuant to Section 35, of the General City Law re extension of building in bed of mapped street—proposed widening of Rockaway Beach boulevard.

PREMISES AFFECTED—98-01 to 98-09 Rockaway Beach boulevard and 185-197 Beach 98th street, southwest corner, Block 637, Lot 39, Rockaway Beach, Borough of Queens.

516-54-A

APPLICANT—Charles N. Whinston, for Murlo Realty Corp., owner.

SUBJECT—Application June 21, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—605-609 West 112th street, north side, 100 ft. west of Broadway, Block 1895, Lots 8-12, Borough of Manhattan.

771-53-A—Vol. II

APPLICANT—Robert Gottlieb, for Jane G. Schultz, owner (The Grenaker Corp., lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—120 Bruckner boulevard, southwest corner of Brook avenue, 5th floor, Block 2277, Lot 10, Borough of The Bronx.

175-54-A

APPLICANT—Patrick D. Concagh, for 18 East 41st Street Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—18-20 East 41st street, south side, 248 ft. 4½ in. east of 5th avenue, Block 1275, Lot 61, Borough of Manhattan.

215-54-A

APPLICANT—James E. McKillop, for Martin Leader, owner.

SUBJECT—Application March 26, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—401 Avenue F, northeast corner of East 4th street, Block 5398, part of Lot 51 and Lot 51, Borough of Brooklyn.

485-54-A

APPLICANT—Ervin Palmer, for Sam and Anna Kane and Natalie Fisher, owners.

SUBJECT—Application June 15, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 216, subdivision 4b of the Multiple Dwelling Law re minimum width of yards and courts.

PREMISES AFFECTED—222-224 East 51st street, south side, 260 ft. east of 3rd avenue, basement, Block 1324, Lot 39, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

NOVEMBER 30, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 30, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owners.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, for a term of fifteen years, the erection and maintenance of stores, auto show-room, gasoline service station, car-wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading and the parking of patrons' cars.

Laid over from October 26, 1954, to November 30, 1954, at request of the applicant, attorney for objectors concurring; no further requests for adjournment to be considered.

519-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Weiss and Sons, Inc., owner.

SUBJECT—Application June 17, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence and business district the maintenance of existing use of office and drafting room in building No. 1 in conjunction with monumental works, and to permit the maintenance of existing steel rolling crane, and open storage of granite between buildings 1 and 2, and to permit building 2 to be used for Diesel engine in connection with monumental works; and to maintain building 3 with its present monumental works and machinery use, and the southern part of lot with its existing steel rolling crane and open monumental machinery consisting of a wire saw and the erection of an

additional wire saw alongside present one in open area. PREMISES AFFECTED—928-940 Jamaica avenue and 1-35 Lincoln avenue, southeast corner, Block 4109, Lot 91, Borough of Brooklyn.

Laid over from October 26, 1954, to November 30, 1954, for inspection and decision without further argument; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 7, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 7, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

641-30-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Allen Holding Corp., owner.

SUBJECT—Application reopened February 17, 1953 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the extension in use and area of existing gasoline service station, to be used as a lubritorium, non automatic car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—207-06 Hillside avenue and 88-01 to 88-09 207th street, southeast corner, Block 10582, Lot 1, Hollis, Borough of Queens.

Laid over from September 14, to October 19, 1954, in view of the proposed taking by the Park Department of the premises for construction as a park and playground in connection with the school on the block; then to December 7, 1954, pending the probable taking of the property by the city for school purpose.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 26, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon, October 13, 1954, were approved as printed in the Bulletin of October 19, 1954, Vol. 39, No. 42.

627-39-BZ—Vol. III

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application reopened July 20, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and rearrangement of existing gasoline service station, lubritorium, storage and sale of accessories and office; and the parking and storage of more than five motor vehicles; and to include

the wholesale sale of kerosene, car washing (non automatic), motor vehicle repairs, and the parking of cars waiting to be serviced.

PREMISES AFFECTED—2642-2666 Fulton street, south side, from Pennsylvania avenue to New Jersey avenue, Block 3670, Lot 18, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jos. B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1954, at 10 A. M. for inspection and decision by the Board without further argument; hearing closed.

823-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Flygo Holding Corp., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a

MINUTES

gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs and office, and to permit the parking and storage of more than five motor vehicles; with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—436-438 Kings Highway, south side, from Lake street to Van Sicklen street; 2-10 Lake street and 1-11 Van Sicklen street, Block 6679, Lots 1 and 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and William Sparago.

For Opposition: Samuel B. Ohlbaum, Carmelo Tavormina, Ernest Latham, Max Kramer, J. C. Bottitta, Mrs. Beatrice Lipsey, Mrs. Dora Matta, Mary Camputaro, Mrs. Nathan Shuran, Mrs. Luogo, Bridget Scunabrino, Mrs. D. Pagain, Mrs. N. Bottero, John Barron, Jean Muninelli, Mrs. Matheisen, Max Hoffman, Mrs. Marschhaus, Mrs. F. Palmer, Mrs. L. Sommer, Mrs. E. Leach, Mrs. C. Sundstrom, Mrs. Sophie Feigenbaum, A. Fere-tich, J. Batson, J. Scannavino, M. Sica, Lee Jordan, Annie Kronenberg, Rachael De Crescenzo, et al.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1954, at 10 A.M. for decision by the Board; no further argument; hearing closed.

137-51-BZ—Vol. III

APPLICANT—Siegel and Green, for Bell Management Corp., owner (Herald Square Garage, Inc., lessee).

SUBJECT—Application reopened June 2, 1954 as Vol. III—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the use of roof for parking and storage of motor vehicles in building presently used as garage for more than five motor vehicles.

PREMISES AFFECTED—59-61 West 36th street, north side, 150 ft. east of Avenue of the Americas and 58-60 West 37th street, south side, 142 ft. 6 in. east of Avenue of the Americas, Block 838, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 3, 1954, at 10 A. M. for inspection and decision; hearing previously closed.

478-53-BZ

APPLICANT—Joseph Amaru, for James Muro and Edward Muro, owners.

SUBJECT—Application June 18, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the maintenance of motor vehicle repair shop (including body and fender work), to existing gasoline service station, non storage garage for more than five motor vehicles, lubritorium and car washing.

PREMISES AFFECTED—46-01 108th street, southeast corner of 46th avenue, Block 2002, Lot 1, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Amaru and James Muro.

For Opposition: William G. Giaccio, Atella Cardassi, Adelaide Basagni, A. Gughalmani, John Cucciemoni and Luigi Conte.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1954, at 10 A. M. for inspection and decision by the Board without further argument; hearing closed.

632-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Irving Rubber and Metal Co., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a structure using more than the area permitted, and to be used for office, loading space, junk shop for sorting, packing and baling of scrap metal and rubber (no paper or rags), with an entrance to offstreet loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—9517-9529 Ditmas avenue and 736-746 East 96th street, northwest corner, Block 8113, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1954, at 10 A. M. at the request of the applicant; owner may decide to acquire other property and withdraw the application.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district portion of a lot located in a residence and unrestricted use, A area district the erection and maintenance of an additional building, using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: F. J. Columbia.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1954, at 10 A. M. at request of the applicant, for applicant to file new proposal and for further objections to be filed.

790-53-BZ

APPLICANT—William A. Giesen, for Richard Griffin, owner.

SUBJECT—Application October 30, 1953—(decision of the borough superintendent) under sections 7c, 7i, and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension in use and area of an existing gasoline service station to include gasoline and oil selling station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, store and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6161-6199 Broadway, southwest corner of West 251st street (Block 3415, Lots 1182, 1186 and 1187), Borough of The Bronx.

APPEARANCES—

For Applicant: William A. Giesen, Robert J. Crinnion and Richard Griffin.

For Opposition: Benjamin Silverman and John Barry.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Laid over to November 9, 1954, at 10 A.M. for applicant to submit revised plans changing the location of the proposed building and for decision by the Board; hearing previously closed.

791-53-A

APPLICANT—William A. Giesen, for Richard Griffin, owner.

SUBJECT—Application October 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—6161-6199 Broadway, southwest corner of West 251st street, Block 3415, Lots 1182, 1186 and 1187, Borough of The Bronx.

APPEARANCES—

For Applicant: William A. Giesen, Robert J. Crinnion and Richard Griffin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1954, at 10 A.M. in conjunction with Cal. 790-53-BZ, for applicant to file revised plans and for decision by the Board; hearing previously closed.

96-54-BZ

APPLICANT—Lawrence M. Rothman, for Louis Tamerlis, and F. L. and George H. Haase, owners.

SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and unrestricted use district, the parking and storage of motor vehicles, with a curb cut in the residence use portion of plot.

PREMISES AFFECTED—700 East 140th street, south side, 92.2 ft. west of Jackson avenue (Block 2568, Lots 14-17), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 3, 1954, at 10 A. M. for inspection and decision; hearing previously closed.

172-54-BZ

APPLICANT—Kenneth W. Milnes, for Thomas M. Crowe, owner.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a retail use district, the reconstruction of existing gasoline service station to include gasoline service station, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—2000 Victory boulevard, southwest corner Perry avenue (Block 723, Lot 9), West Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1954, at 10 A. M. for hearing with Cal. No. 796-54-A.

251-54-BZ

APPLICANT—John F. Fitzsimons, for William H. Mosebach and Mildred Mosebach, owners.

SUBJECT—Application April 9, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district,

the change of occupancy from one family dwelling to two family dwelling.

PREMISES AFFECTED—123-31 Nellis street, northeast side, 96.98 ft. northwest of Williamson avenue (Block 12713, Lot 11), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Robt. S. Dillworth.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 3, 1954, at 10 A. M. for further consideration and for applicant to have contractor present at the hearing.

281-54-BZ

APPLICANT—Paul Friedman, for Alice Price, owner.

SUBJECT—Application April 19, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—166-11 Northern boulevard, northwest corner of 167th street, Block 5341, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman and Alice Price.

For Opposition: E. A. Grippa, Henry Lavine, Eric C. Squires, Clara E. Squires, Odette Percoco, Paul Percoco, Elvira L. Wasserman, MD, Arthur X. Kirchheimer, Sidney Schwartz, Julia C. Lipsey, Harriette M. Storkie, Evelyn Epstein, Charles Mantago, Lawrence S. Epstein, Vinetta Schweitzer, John Longo, Anne Coplow, Alice De Cesare, May Ross Hamilton and Leonard L. Finz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owner.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years, the erection and maintenance of stores, auto show-room, gasoline service station, car wash, lubritorium, motor vehicle repair, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading and the parking of patrons' cars.

PREMISES AFFECTED—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road (Block 6666, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Jacob S. Schulman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1954, at 10 A. M. at request of the applicant, attorney for objectors concurring; no further requests for adjournment to be considered.

351-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Trisolini, owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the

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zoning resolution, to permit in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1275-1283 Gun Hill road, north side, from Bouck to Wilson avenues, 3201-3211 Wilson avenue and 3250-3256 Bouck avenue (Block 4734, Lot 92), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: David S. Blatt, Elliott L. Biskind, Albert Smiles, David Rosenblatt, Robert Kropp, Yetta Tannenbaum, Nicola Carotn, Frank Santiago, Blanche Smiles, Julius Stiliho, Jeanette Leon, Edith Hazzon, John D'Arrigo, Shirley Simon, Anna Avarello and John Fratangelo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

425-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Nat Paterson and Herbert H. Pensig, owners.

SUBJECT—Application May 27, 1954—(decision of the borough superintendent) under sections 7f, 7i, 7h, and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, store and office; and to permit the parking and storage of motor vehicles with curb nearer the residence use district than is permitted; for a term of fifteen years.

PREMISES AFFECTED—137-21 to 137-39 Cross Bay boulevard, east side, 109.54 ft. north of 149th avenue, Block 11529, Lot 40, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Nat Paterson.

For Opposition: James Lyons, Katherine Citro, Rose M. Hatzmann, Eva Lyons, Lottie Kotarski, Margaret Kuehn, Elizabeth Rumpe, Olympia Jahrnes and Anthony D. Trozzi.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1954, at 10 A.M. for inspection and decision without further argument; hearing closed.

431-54-BZ

APPLICANT—Robert Gottlieb, for Ralph Cioffi, owner.

SUBJECT—Application June 2, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of an automobile auto laundry, conducted as the principal business of establishment, for a term of ten years.

PREMISES AFFECTED—2615 Ponton avenue, north side, 100 ft. east of Williamsbridge road and 2616 Roberts avenue, Block 4073, Lot 40, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

452-54-BZ

APPLICANT—Henry G. Harris, for Louis Liebler, owner.

SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—239 Stanton street, southwest corner of Willett street, Block 339, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry G. Harris.

For Opposition: Jacob Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and C. J. Cammarata, N. Y. C. Housing Authority.

ACTION OF BOARD—Laid over to November 23, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

519-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Weiss and Sons, Inc., owner.

SUBJECT—Application June 17, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence and business district, the maintenance of existing use of office and drafting room in building No. 1 in conjunction with monumental works, and to permit the maintenance of existing steel rolling crane, and open storage of granite between buildings 1 and 2 and to permit building 2 to be used for Diesel engine in connection with monumental works; and to maintain building 3 with its present monumental works and machinery use, and the southern part of lot with its existing steel rolling crane and open monumental machinery consisting of a wire saw and the erection of an additional wire saw alongside one in open area.

PREMISES AFFECTED—928-940 Jamaica avenue and 1-35 Lincoln avenue, southeast corner, Block 4109, Lot 91, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Arthur Weiss, Morris Tarshis, Henry J. Benisch and Claude Palmiotti.

For Opposition: Hazel Hocking, Margaret Tobin, Gertrude Josteot, Joseph E. Whiteway, Elizabeth Wilde, Frank J. Verdirame, Roscoe Gilbert, Dolores Ulino, Ann Suesens, Louise Heinitz, Alexander Gengenbacher, H. Scherrer, M. Sheedy, Susan Abrams, May Hocking, Martha Bendiv, Katherine Reiter, Margaret Groth, Emily R. Fertig and Henry Wahl.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

529-54-BZ

APPLICANT—Max Wechsler, for Self-Service Super Market, Inc., owner.

SUBJECT—Application June 17, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the use of second story for offices and meeting room, with two exits from second floor to street through the residence use portion of lot.

PREMISES AFFECTED—1370-1380 Jerome avenue, northeast corner of Eliot place, Block 2842, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Max Wechsler.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Laid over to November 23, 1954, at 10 A. M. for inspection and consideration by the Board.

398-54-BZ

APPLICANT—Patrick D. Concagh, for Jafra Holding Corp., owner.

SUBJECT—Application May 20, 1954—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in the retail use district portion of a lot located in a residence and retail use, D area district, the erection of a business building (stores, offices and factory), using more than the area permitted.

PREMISES AFFECTED—2702 East Tremont avenue, west side, 46.84 ft. south of St. Raymond avenue and 1542 Benson street, Block 3988, Lot 18, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: A. C. Sabatiello, Francis J. Newman, S. H. Fritz and Marian L. Plude.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn at request of the applicant; applicant to amend his proposal and plans.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Not Voting: Deputy Chief Connors 1

1348-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Leonard and Francesca Moschitto, owners.

SUBJECT—Application January 29, 1954 (decision of the borough superintendent), under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance, for a term of fifteen years, a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles, with a curb cut and show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—2753-2761 Coney Island avenue and 1002-1012 Avenue Y, southeast corner, Block 7430, Lots 1, 74 and 75, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Jack Weiss, Alice B. Hofer and Antonio Mazza.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Connors 3
Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on February 24, 1954 subject to regular procedure, previously withdrawn after hearing; and

WHEREAS, a public hearing was held on this application on October 5, 1954 after due notice by publication in the Bulletin; laid over to October 26, 1954, for inspection and decision; hearing closed; applicant to submit information to Board; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Coney Island avenue are in a business use, D area, class 1 height district; Avenue Y is in residence and business use, D area, Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 7, 1954 acting on N.B. Applic. 1415-53, reads:

"1. Proposed gasoline service station, parking and storage of motor vehicles, lubritorium, minor auto repairs, car washing, office, sales and storage within a business use district violates Art. 2, Sects. 4a-29 and 46 of the zone resolutions.

2. Proposed curb cuts and show window within 75 ft. of a residential district violates Art. 2, Sect. 7-A of the zone resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 ft. frontage by 100 ft. 4½ in. in depth, irregular, presently vacant except for billboard; that it is proposed to erect a modern gasoline service station consisting of twelve 550-gallon gasoline tanks and five dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction, having a frontage of 45 ft., a depth of 30 ft., and contain the conjunctive uses of lubritorium, car washing, minor auto repairs, office, sales and storage; that a portion of the site will be reserved for the parking and storage of motor vehicles, which is a permissible use in a business use district; and

WHEREAS, the applicant contends that Coney Island avenue is a heavily trafficked auto lane leading across Brooklyn and Avenue Y is also a busy auto lane, and the large home development in the area makes the proposal in keeping and a required service at this point, as there are no other gas stations within the affected area; that the proposed parking of motor vehicles on the site will help alleviate the parking problem in the area and also remove any parking problem that could arise from the contemplated type of business; that although Coney Island avenue is zoned for business, there are sufficient stores for public requirements and the high assessed value of the premises makes it necessary to develop at this time in the only feasible manner, as proposed, so that the owner may continue to pay city taxes and receive an equitable return on his investment; that the erection of the contemplated building in a highly modern manner will do much towards improving the appearance of the community and point the way towards modern construction in the area; that although Coney Island avenue is zoned for business, the heavy traffic condition, with its attendant noise and fumes, create a street that would only support a non-conforming use, such as proposed; that there are numerous non-conforming uses now on Coney Island avenue, as follows: block 7430, lots 65 and 69—lumber yard; lots 64 and 62—motor vehicle repair shops; block 7224, lot 70—auto laundry; that in addition, block 7204, lots 106 and 111 are developed with a used car lot and block 7224 is developed as a parking lot; that although these uses are conforming, they show that Coney Island avenue is only adaptable to a form of business involving motor vehicles; that block 7411, lots 53 and 61 are developed with factories which, although a conforming use, have not improved Coney Island avenue and tend to render the proposal in keeping; that although the curb cuts on Avenue Y are within 75 ft. of the residence zone on said street, they will not affect Avenue Y any more than the many curb cuts that service the garages in back of the dwellings on said street; that block 7411, lot 50, directly opposite the site, is developed with a store and a plate glass show window on Avenue Y; that the proposed curb cuts are required for efficient operation of the proposed gas station and the auto traffic of Avenue Y; that the proposal will be in harmony with Coney Island avenue as it has developed; and

WHEREAS, the applicant states that the present owner has held title to the property since June 6, 1949 and that the assessed valuation of land is \$8,100; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that this was a suitable instance to permit the use of the premises as a gasoline service station; that there are numerous gasoline stations in this general area along Coney Island; and

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WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, h, i and A, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f, for a term of fifteen (15) years, to permit the premises to be occupied as a gasoline service station, as proposed and as indicated on plans filed with this application, marked "Received January 29, 1954" (4 sheets), *on condition* that complete working drawings shall be submitted to the Board within three months for imposition of conditions; and that after such drawings have been approved and conditions imposed, all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

108-32-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner, Jack Curtin, lessee.

SUBJECT—Application March 31, 1954 (decision of the borough superintendent), under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction and extension of accessory building on existing gasoline service station (previously granted by the Board), to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, sale of used cars and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2950-2958 Webster avenue and 401-411 Bedford Park boulevard, northeast corner, Block 3274, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors	4
Negative	0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 18, 1954 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on September 28, 1954 after due notice by publication in the Bulletin; laid over to October 26, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Webster avenue and Bedford Park boulevard are in a business use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated March 23, 1954 acting on Alt. Applic. 205-54, reads:

"1. Proposed reconstruction of existing gasoline service station to be used as office & sales, storage room, lubritorium, car washing, minor motor vehicle repairs with hand tools, sale of used cars and parking & storage of more than 5 motor vehicles on unbuilt portion of lot is contrary to Art. II, sec. 4(a), 15, 29 & 46 Zoning Res. See Standards & Appeals Cal. #108-32-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 ft. frontage by 56 ft. in depth, on which is located an accessory building 50 ft. by 24 ft., irregular, one story, 16 ft. in height, of class 3 construction, used as an office, rest room and lubritorium, for which certificate of occupancy No. 535-32 has been filed; that it is proposed to extend existing building 23 ft. by 28 ft. on easterly portion; and

WHEREAS, the applicant contends that the existing building is outmoded and inadequate; that one lift is outside and is not satisfactory in bad weather; that the modernized building, which will be 18 ft. longer, has been designed to provide modern rest rooms, to permit lubrication and washing of cars indoors; to permit the installation of safety lifts and other new equipment inside of the building and to provide for filling in the present grease pits; that the number of pump islands will be reduced from 3 to 2; that permission is requested for a permanent variation so as to permit minor motor vehicle repairs with hand tools only, such as are ordinarily performed at all gas stations, and for the sale of used cars and for the storage and parking of more than five motor vehicles; that two additional underground tanks are requested, to make a total of 12; that the required curbs at the building line were considered a safety factor for pedestrians; that when the present owners acquired this station on December 4, 1934 the Webster avenue curb cut was in existence under permit shown on photostat filed with this application; that it is requested that the present curb cut on Webster avenue be permitted to remain as is at 20 ft.; and

WHEREAS, the applicant further contends as to the request for porcelain enamel, the present structure, part of which is to remain, was built originally of cream colored terra cotta trimmed with green; that since these colors do not match the standard Esso color scheme, the owner has been compelled to repaint it in its typical red and white colors these 20 years; that the company which manufactured the original terra cotta is out of business and it is doubtful if additional terra cotta of the same size, color and finish could be obtained; that the proposed modernization will result in a decided improvement in the general appearance, character and efficiency of the premises; and

WHEREAS, the applicant states that the present owner has held title to the property since December 4, 1934; that the assessed valuation of the land is \$28,000 and of the buildings \$3,000, making a total of \$31,000; that the building was erected September 1932; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the reconstruction of the lawfully existing gasoline service station, previously granted by the Board under Vol. I of this calendar number, by adding the following to such resolution as adopted by the Board on May 20, 1932:

"that in the event the present owner, Kesbec, Inc., desires to reconstruct and rearrange the existing station, substantially as proposed and as indicated on plans filed with this application, marked 'Received March 31, 1954' (4 sheets), such reconstruction and rearrangement may be carried out as thereon shown, *on condition* that there shall be no cellar erected under the proposed extension to the accessory building; that the plot in all other respects shall be arranged as shown and comply with all requirements of the Building Code therefor; that pumps facing on Bedford Park boulevard shall not be nearer than 15 feet to the street building line; that all uses on the premises not proposed to be retained shall be removed and the premises shall be repaved or resurfaced and arranged as proposed; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the resolution as adopted by the Board on May 20, 1932, shall be complied with except where inconsistent with this resolution; that curb cuts shall be restricted to those shown, namely two, 30 feet in width each to Bedford Park boulevard and one 20 ft. in width to Webster avenue, no part of any curb cut to be nearer than 5 feet to a lot line as pro-

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longated; that at the intersection within the building line there shall be constructed a block of concrete not less than 12 in. in height, extending for a distance of not less than 5 feet along either lot line; that signs shall be restricted to a permanent sign attached to the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the building line of a post standard, for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, and permitting such sign to extend beyond the building line for a distance of not more than 4 feet; that along the interior lot lines where walls of accessory buildings do not occur, there shall be erected a masonry fence to a height of not less than two feet with a steel picket fence above to a total height of 5 ft. 6 in., with suitable terminating posts at the building lines; that such fence may be reduced to a height of not less than 4 ft. 6 in. within 10 ft. of such building lines; that pumps shall be of a low approved type; that windows shown in the rear wall on the lot line shall be fireproof, self-closing; that under Section 7i there may be minor motor vehicle repairing with hand tools only for adjustments and the work shall be maintained entirely within the accessory building; that there may be under Section 7c sale and parking of motor vehicles provided such parking is so located as not to interfere with the operation of the station; that the number of gasoline storage tanks shall be limited to 12 approved 550 gallon tanks; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution."

1446-39-BZ—Vol. III

APPLICANT—A. H. Salkowitz, for North Shore Building Co., owner.

SUBJECT—Application December 23, 1953 (decision of the borough superintendent), under sections 7e and 7A of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service and selling station, lubritorium, motor vehicle repairs and office, with a curb cut nearer the residence use district than is permitted, and to permit the erection of a sign and sign standard above level of first story and projecting beyond the building line; and to permit the parking of motor vehicles waiting to be serviced (previously denied by the Board under section 21 and later under sects. 7e, 7h and 7i, when site was in residence and business use district).

PREMISES AFFECTED—34-57 Francis Lewis boulevard, northeast corner of 35th avenue, Block 6077, Lot 43, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz.

For Opposition: Irving Weiland.

For Administration: Samuel L. Becker, Dept. of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Kleinert and Keating 2

Negative: Chairman Murdock and Deputy Chief Commissioners 2

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on March 2, 1954 subject to regular procedure, on alleged change of facts; and

WHEREAS, a public hearing was held on this application on July 20, 1954 after due notice by publication in the Bulletin; laid over to September 21, 1954, for further inspection and decision without further argument; hearing closed; then to October 5, 1954, for inspection and decision; then to October 26, 1954, for further inspection and decision;

applicant to file withdrawal of consent for adjacent lots not now owned by them; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and local retail use, C and D area, class 1 height districts; Francis Lewis boulevard and 35th avenue are in a business use, C and D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 16, 1953 acting on N.B. Applic. 4884-53, reads:

"1. The proposed use of the premises as gasoline service and selling station, minor motor vehicle repairs, parking for cars waiting to be serviced, lubritorium, is contrary to Art. II, Sec. 4-C of Zoning Resolution.

2. The construction of proposed curb cut less than 75' from a residence district is contrary to Art. II Sec. 7-A of Zoning Resolution.

3. The erection of a sign and sign standard above the level of the first story and projecting 4' 0" beyond the building line is contrary to Art. II Sec. 4-C of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 182.81 ft. frontage by 119.06 ft. in depth, irregular, presently vacant; that it is proposed to erect a gasoline service station and the parking of cars on unbuilt upon portion of plot; and

WHEREAS, the applicant contends that due to the relatively small area of the plot and its odd shape, the property is unsuitable for store building or other uses which would be permitted in a business use district; that this property had been for sale for 40 years for both residential and business uses, but no offer had ever been made to purchase the property; that when the property had originally been purchased by the present owners, it consisted of a parcel of land about 3 times the size of the present plot; that various acquisitions by the City of New York reduced the area of the plot to its present shape; that the property directly to the north of the site, known as block 6077, lot 51 and block 6077, lot 63, had been foreclosed in tax liens, indicating that the land located in the business portion is unsuitable for any uses which would be permitted in such use district; that Francis Lewis boulevard, Crocheron avenue and 35th avenue form major thoroughways, and a traffic circle directly to the south of the property renders the site unsuitable for any use except the one proposed herein; that store buildings which had been erected within the last year along 35th avenue, about two blocks from the property, are entirely vacant at this time, indicating that no use exists for store property; that objections by residents along Jordan street, which had been previously submitted at the hearing of Vol. II of this appeal, indicated that if the station was erected all traffic would be routed through Jordan street as same is a one way street; that it is proposed to eliminate all curb cuts along Jordan street, which would require all vehicles to leave the station along the traffic circle and Francis Lewis boulevard only, by-passing Jordan street entirely; that at present there is no sidewalk along the easterly lot line of the site along Jordan street, lots 43 and 51, up to approximately 390 ft. north of 35th avenue; that previous excavations and soil movements have obstructed the passage along the sidewalk of Jordan street; that the owner proposed to remove all debris and soil from Jordan street and to install sidewalks for a total length of 390 ft. along the westerly side of the street and to plant trees along that sidewalk and to install a masonry wall along the rear line of the plot to separate the gasoline station from the residential section directly behind and to the north of the site; that the use as originally proposed is to be changed to include an automobile showroom which will tend to reduce the adverse effects of the gasoline station in relation to the residential section behind the site; that under volumes 1 and 2 of this appeal, other conditions had been submitted to indicate that the proposed erection of the gas station and automobile showroom would not change the character of the section, such as advertising signs sur-

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rounding the traffic circle, storage of gravel and brick and a bar and grill; auto supply store, auto laundry directly opposite site; that the property is presently located in local retail and residence use, D and C area, one times height districts; that since 1916 the only change occurred May 4, 1953 when the use district designation was changed from business to local retail; and

WHEREAS, the applicant states that the present owner has held title to the property since August 25, 1927 and that the assessed valuation of the land is \$10,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the owner has cancelled the consent he filed for the property on the east side of Jordan street inasmuch as he sold the premises soon after filing this application and the present owner has erected several dwellings thereon; and

WHEREAS, the Board deemed that the premises can be developed with a conforming use; and

WHEREAS, the Board deemed that an ample number of gasoline stations existed within the nearby area and that even though a car salesroom is proposed the facilities are also proposed for selling gasoline and servicing of cars; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivisions e and A of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 4884/53 Objections 1, 2 and 3, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

376-42-BZ—Vol. III

APPLICANT—Edward Handelman, for Standard Properties, Inc., owner, The Heights Co. Inc., owner under contract.

SUBJECT—Application June 30, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence and restricted retail use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—262 Fulton street, west side, 167 ft. 11 in. south of Clark street, Block 238, Lot 50, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Handelman.

For Opposition: William Doyle for Park Dept. and Bertha Bierman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on July 20, 1954 subject to regular procedure, to consider new proposal for parking; and

WHEREAS, a public hearing was held on this application on October 19, 1954 after due notice by publication in the Bulletin; laid over from October 19, 1954, to October 26, 1954, for decision; hearing closed; no further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Fulton street are in residence and restricted retail use, B area, class 1½ height districts; Clark street is in a restricted retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated June 30, 1954 acting on Alt. Applic. 82-54, reads:

"1. Parking lot for more than 5 cars in a Residence & Restricted Retail District is contrary to Art. II sects. 3 & 4B of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. 9 in. front by 122 ft. 6 in. in depth, on which is located a two story and basement structure which it is proposed to demolish; that it is proposed to use the vacant portion of plot for the parking and storage of motor vehicles; and

WHEREAS, the applicant further states that the property which is the subject of this application is situated at the corner formed by the intersection of the northwesterly side of Clinton street and the westerly side of Fulton street and is known as 262 Fulton street, block 238, lot 50, and has a frontage of 34 ft. 5 in. on Clinton street and 16 ft. 4 in. on Fulton street; that it is an irregular plot, having a depth of 122 ft. 6 in. and a rear width of approximately 50 ft.; that prior to amendment of the zoning resolution effective July 28, 1952 the premises, to a depth of 100 ft. from Clinton street and Fulton street, was in a business use district and beyond 100 ft. in a residential district; that by such amendment, the first 100 ft. was changed to a restricted retail district; that the property has been contracted to be purchased by The Heights Company, Inc., the owner of the garage premises located at 8-14 Clinton street which adjoins the property herein immediately to the south, with the intention of demolishing the building and using the vacant land, appropriately improved, as a parking lot; and

WHEREAS, the applicant contends that the granting of a variance will provide additional needed parking facilities in this highly congested area, which contains many office buildings, apartment houses and hotels in the immediate vicinity; that Clinton street is one of the main arteries of traffic from Brooklyn to Manhattan, via both the Brooklyn bridge and Manhattan bridge; that it is proposed to demolish the existing building, which is 100 years or more of age and is in a dilapidated condition and is deteriorating all the time; that the building, which is now entirely vacant, consists of two stories and basement, having large unpartitioned areas; that there is no central heating system and the plumbing, electrical and other facilities and utilities require replacement in their entirety; that repairs to the building are economically inadvisable, not only because of the prohibitive costs involved, but also because the building cannot be adapted, even after improvements and repairs, to economical operation, all of which is conclusively confirmed by its continued unoccupancy and the disrepair into which it has fallen under successive owners; that the removal of such a building will eliminate an eyesore from the immediate boundary of the new civic centre area; that proposed plans for the civic centre area eliminate the present parking areas in Cadman plaza and do not provide sufficient parking facilities to meet either present or future requirements, and that the use of the subject premises as a parking lot would be of substantial benefit and value to the entire city, to the neighborhood, its residents and businesses in the area; and

WHEREAS, the applicant states that the present owner has held title to the property since August 28, 1953; that the assessed valuation of land is \$36,000 and of the building \$10,000, making a total of \$46,000; that the building was erected 100 years ago; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five (5) years, to permit the premises to be occupied for the parking and storage of motor vehicles of the pleasure-car type only, substantially as proposed and as indicated on plans filed with this application, marked "Received June 30, 1954" (3 sheets) and "July 7, 1954" (2 sheets), *on condition* that all buildings and uses on the premises shall be removed and the plot shall be graded substantially to the grade of Fulton street and surfaced with concrete or asphaltic paving;

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that the walls of the existing building to the east and north shall remain for a height of 6 ft. above grade and all openings therein below that point shall be filled with masonry and the walls shall be suitably coped; that elsewhere there shall be erected on the interior lot line adjoining the yard of the building to the north, a masonry wall of similar height; that along the street building line of Fulton street there shall be erected a masonry fence not less than 2 ft. in height with a steel picket fence erected thereon to a total height of 5 ft. 6 in.; that a wall shall also be constructed on such lot line from the garage northerly for a distance of approximately 5 feet; that there shall be suitable terminating posts for such walls that the entrance to the lot shall not exceed 15 ft. with a curb cut opposite not exceeding 18 ft. including splays; that the sidewalk and curbing in front of the premises shall be reconstructed or restored to the satisfaction of the Borough President; that signs shall be restricted to one sign attached to the wall, not exceeding 25 sq. ft. in area and not extending beyond the building line and not illuminated, advertising the parking and storage use, the rates charged and such other information as may be required by the Commissioner of Licenses; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

168-49-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application December 11, 1953 (decision of the borough superintendent), under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, including lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1441 Westchester avenue, northeast corner of Bronx River avenue, Block 3770, Lot 83, Borough of the Bronx.

APPEARANCES—

For Applicant: Benjamin Mosher, Robert Stanton and Peter Rombach.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 5, 1954 subject to regular procedure, to consider reconstruction; and

WHEREAS, a public hearing was held on this application on September 28, 1954 after due notice by publication in the Bulletin; laid over to October 26, 1954, at request of applicant's representative; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, B area, class 1 height district; Westchester avenue is in business, retail and unrestricted use, B area, class 1 height districts; Bronx River avenue is in residence, business and unrestricted use, B area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated November 30, 1953 acting on N.B. Applic. 834-52, reads:

"1. Proposed reconstruction of existing gasoline service station, including accessory sales, car washing, lubritorium, minor motor vehicle repairs and parking and storage for more than five (5) motor vehicles in a Busi-

ness Use Area is contrary to Sec. 4(46) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 86.05 ft. frontage by 105.63 ft. in depth, irregular, on which is located a one-story brick building, having a frontage of 18 ft. and a depth of 15 ft.; that this building has a peaked tile roof and contains a sales office, one toilet and one heater room; that the property is also improved with a three-pump concrete island, an outside lift and four 550-gallon underground tanks; that a wood picket fence runs along the interior lot lines; that in 1925, App. No. N.B. 490 was issued for the construction of the existing building and certificate of occupancy No. 1682-26 was issued for a gasoline service station; that a copy of this certificate is filed with this application; that however, all of lot No. 83 is not covered by this certificate of occupancy and an area extension is therefore sought to permit use of the entire lot as has been fenced off; and

WHEREAS, the applicant further states that it is proposed to remove the existing building and to erect a new three-bay service station building; that the building is to be 30 ft. by 62.5 ft. and will, in addition to the office, accommodate three bays, two for lubrication and one for car washing, ladies' and men's rest rooms and storage room and heater room; that the construction is to consist of concrete foundations, masonry walls and wood roof and the exterior will be faced with porcelain enamel; that the existing three pump islands will be removed and two new 2-pump islands will be installed, connected to two existing, and eight new 550-gallon underground gasoline storage tanks, making a total of 10 tanks; that the existing outside lift will be removed and all greasing facilities will be located in the proposed lubrication bays; that the entire premises will be paved with asphalt and the existing fencing along the interior lot lines will remain to the south and west of the proposed building walls; that the existing four curb cuts will be increased to 30 ft. each and relocated slightly to afford 5 ft. clearance from the vertical extensions of the respective property lines; and

WHEREAS, the applicant contends that Westchester avenue and Bronx River avenue are important vehicular thoroughfares with ever increasing traffic; that the station was erected during 1925 and 1926 according to the standards and requirements of that time and does not meet the present day requirements of either the public or progressive service station operation; that open greasing facilities are outmoded and do not adequately serve the public and enclosed lube bays will make available modern greasing facilities to the advantage of the public, the property owner and the persons employed at the station; that operating personnel will work under more favorable conditions from the viewpoint of their health and safety since they will not be exposed to bad weather conditions and will not have to contend with icy and wet pavement while servicing automobiles; that the proposed car wash bay is necessary by reason of public demand for complete servicing facilities at one station; that the larger office will replace the present one, which is entirely inadequate, necessary storage room will be furnished and the additional rest room will afford the public modern, sanitary convenience of this nature; that permission is also requested for the parking and storage of more than five motor vehicles, as an accessory use, in furtherance of municipal efforts to furnish facilities of this type; that the proposed modernization will improve the general appearance of the neighborhood by substituting a service station building of handsome appearance and modern design for an outdated structure, and will also for the same reason tend to increase property values and the City's tax income; and

WHEREAS, the applicant states that the present owner has held title to the property since June 1, 1942, through affiliated corporations since 1924; that the assessed valuation of land is \$27,000 and of the buildings \$6,000, making a total of \$33,000; that the building was erected 1926; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

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WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c, and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the lawfully existing gasoline service station to be continued and extended as proposed, substantially as proposed and as indicated on plans filed with this application, marked "Received December 11, 1953" (4 sheets) and "January 3, 1954" (1 sheet), *on condition* that all buildings and uses shall be removed from the premises and the premises shall be arranged and constructed substantially as shown on such plans; that the accessory building shall be of the design and arrangement proposed; that the exterior thereof may be of an approved type of porcelain enamel; that any windows on the rear lot line shall be filled with glass block of the type approved for exterior walls; that pumps shall be erected not nearer than 15 feet to the street building line of Bronx River avenue and Westchester avenue; that curb cuts shall be restricted to two on Westchester avenue, not over 30 feet in width each and two to Bronx River avenue of similar width, located as shown, with no portion of any curb cut nearer than 5 feet to a lot line as prolonged; that within the intersection there shall be erected a block of concrete not less than 12 in. in height, extending for a distance of not less than 5 feet along each building line; that gasoline tanks shall be limited to ten 550 gallon approved tanks; that gasoline pumps shall be of an approved low type; that on the interior lot lines where walls of proposed accessory building do not occur there shall be erected a masonry wall not less than 2 ft. in height with steel picket fence thereon to a total height of 5 ft. 6 in., with suitable terminating posts at the building lines; that such wall may be reduced to a height of not less than 4 ft. 6 in. within 10 feet of the street building line; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that the plot where not occupied by accessory building and pumps shall be paved with concrete or asphaltic paving; that the sidewalks and curbing around the premises shall be repaired or reconstructed to the satisfaction of the Borough President; that signs shall be restricted to a permanent sign on the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection of a post standard within the intersection, supporting a two-leafed sign, which may be illuminated, advertising only the brand of gasoline on sale, and permitting such sign to extend beyond the building line for a distance of not more than 4 feet; that there may be an illuminated sign on the accessory building, as proposed, but such sign shall be located on the canopy portion of the building and not on the parapet; and that under section 7i, there may be minor repairs and adjustments with hand tools only, maintained solely within the accessory building; and that under section 7c there may be parking and storage of motor vehicles, provided same does not interfere with the servicing of the station; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

220-51-BZ—Vol. II

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application June 19, 1952 (decision of the borough superintendent), under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district the proposed building and the change in occupancy from gasoline oil selling station (previously granted by the Board), and the parking and storage of more than five motor vehicles, to gasoline service station, accessory building to include store, utility room, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories; and to permit the existing parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neill avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

APPEARANCES—

For Applicant: William A. Giesen, Vito Macina, Jr. and Robert J. Crinnion.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on July 8, 1952 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on September 14, 1954 after due notice by publication in the Bulletin; laid over to October 13, 1954, for inspection and decision; then to October 26, 1954, for applicant to file revised plans showing garage on north side of lot and for decision by the Board; hearing previously closed; no further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Williamsbridge road and Neill avenue are in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated June 10, 1952 acting on N. B. Applic. 588-52, reads:

"1. Certificate of occupancy No. 10515-52 indicates that the premises are occupied as a gasoline oil selling station and parking lot for more than five (5) pleasure type motor vehicles. In a business district the proposed building and change of occupancy to 'store, utility room, lubrication, minor repairs with hand tools only, auto washing, storage and sale of accessories, storage of waste oil, gasoline and oil selling station and parking of more than five (5) motor vehicles (pleasure type)' is contrary to Section 4 of the Zoning Resolution and Board of Standards and Appeals, Cal. No. 220-51-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 175 ft. frontage by 100 ft. in depth, on which is located a gasoline oil selling station consisting of four 550-gallon gasoline tanks and four dispensing pumps; that the unbuilt upon portion is used for the parking and storage of more than five pleasure cars, for which certificate of occupancy No. 10515-52 has been filed; that it is proposed to erect a building 57 ft. 4 in. by 27 ft. 8 in. and 31 ft. 8 in. in depth, irregular, two stories, 19 ft. 6¼ in. in height, of class 3 construction, to be used in conjunction with existing gasoline oil selling station as lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, utility room, and store; that it is further proposed to continue the parking and storage of pleasure cars; that the 2nd floor will be used as an office; and

WHEREAS, the applicant contends that on October 23, 1951 the Board, under Cal. No. 220-51-BZ, granted permission to erect a gas station and the parking and storage of more than five motor vehicles of the pleasure type for a period of 10 years; that it is proposed to erect a gas station which will be financed by the Socony Vacuum Oil company; that the owner finds it very inconvenient to operate the present gas station without a gas station building; that an office was placed over the store; that it is required by a deed restriction that any building erected on this property be of two stories in height; that therefore an office space is being provided as a second floor which is of a small area but which will make the building comply with the deed restrictions and add to the architectural design; that heating will be by warm air from approved type oil fired ceiling suspending heating unit placed in utility room; that the proposed building will be of good

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appearance with front and north side covered with white stucco and rear and south with white cement wash to simulate stucco; that the sign lettering will be of iron enameled in material; that the unimproved property lots 13 and 14 have an assessed value of \$17,500 and taxes on both lots are \$575.75 yearly unimproved; that the improvement of the present gas station has not as yet been placed on the assessment books; that the cost of the original gas station improvement was \$15,111.72, a rather costly operation due to the entire 17,500 sq. ft. of the plot being completely drained and sewer connected; that the greater portion was paved with heavy concrete and the balance with bituminous type and there was also extensive concrete curbing erected along with chain link fence on top of same; that with the widening of Williamsbridge road an accomplished fact, and one of the main traffic arteries leading to the Whitestone bridge and Bruckner boulevard, the variance sought will provide a public service for transient automobiles as well as serve the tenants of the Pelham parkway housing development, north of Pelham parkway, and those in the immediate neighborhood; that at the present time the nearest gas station on Williamsbridge road is approximately one mile north of the premises under appeal and there is one a similar distance to the south; and

WHEREAS, the applicant states that the present owner has held title to lot 13 since September 18, 1950 and to lot 14 since October 2, 1950; that the assessed valuation of land is \$17,500; and

WHEREAS, the premises and surrounding area have been previously inspected by a committee of the Board which recommended that the resolution be amended to permit the construction of the accessory building.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 23, 1951, by adding thereto:

"that in the event the owner desires to construct and maintain an accessory building, as now proposed, such building may be constructed in accordance with revised plans marked 'Received October 18, 1954' (5 sheets), on condition that there shall be no cellar under the proposed accessory building; that the building shall be faced with face brick on three sides; that the space behind the building and the entire plot shall be properly paved with concrete or asphaltic pavement; that the building shall be arranged and constructed as shown on such revised plans; that such portable fire-fighting apparatus shall be maintained as the Fire Commissioner shall direct; that in all other respects the requirements of the resolution above cited shall be complied with where not inconsistent with this amended resolution; and that all permits required shall be obtained and all work completed within three (3) months from the date of this amended resolution."

534-52-A

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Appeal filed June 19, 1952, from a decision of the borough superintendent.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neill avenue (Block 4306, Lots 13 and 14), Borough of The Bronx.

APPEARANCES—

For Applicant: William A. Giesen, Vito Macina, Jr. and Robert J. Crinnion.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated June 10, 1952, acting on N. B. Applic. 588-52, reads:

"2. The proposed gasoline station, two stories high, is contrary to Sec. 4.2.1 of the Building Code.

3. The stairway must be properly enclosed and lead to the roof as per Sec. 6.4.1.11."

and

WHEREAS, the applicant states that the premises consist of a lot 175 ft. front by 100 ft. in depth, located in a business use, C area, class 1 1/4 height district, upon which it is proposed to erect a two-story building, 19 ft. 6 1/4 in. in height, of class 3 construction, 57 ft. 4 in. by 27 ft. 8 in. and 31 ft. 8 in. in area at 1st floor, 15 ft. 10 in. by 17 ft. 9 in. in area at 2nd floor, for use and occupancy as follows: gasoline service station, parking of more than five motor vehicles of the pleasure car type on the 1st floor, and as office on the 2nd floor; that the building will be provided with one 3 ft. wide wood stairway, enclosed in partitions of studs fire retarded with one hour test material and equipped with interior kalamein self-closing doors; stairs will lead direct to street and ladder and scuttle to roof; and

WHEREAS, the applicant contends as to objection two, issued by the borough superintendent, that the building is proposed to be two stories in height to comply with the outmoded deed restrictions which require buildings of two stories in height; that while this restriction might well be disregarded without injunction at this time, the owner feels that he would like to keep within the deed restrictions, as not to do so might have an unfavorable reflection on the financing of the building and title; that the useable 2nd floor area will be approximately 188 sq. ft. which in the opinion of the applicant meets the requirements of the deed restrictions; that the 2nd floor office space will be used by the same owner and will be located directly over the store portion of the building, both of which are enclosed with masonry walls and fireproof sash and doors leading to the interior; that the stair from the 2nd floor leads directly to the outside of the building; that in addition it is proposed to fire retard the entire ceilings of the 1st floor of the building; and contends as to objection 3, issued by the borough superintendent, that to enclose the stair and have it extend to the roof should not be required due to the small floor area and the fact that the stair leads direct to the street; that all walls will be masonry or fire retarded partitions and all ceilings fire retarded.

Resolved, that the decision of the borough superintendent, acting on N. B. App. 588/52, Objections 2 and 3, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the requirements of the resolution amended this day under Cal. No. 220-51-BZ, Vol. II shall be complied with; that the accessory building shall not be increased in height or area beyond the two stories in height as indicated; that such second story shall be used only as an office for the gasoline station, and as such the stair as shown may be permitted without being enclosed or extended to the roof.

732-51-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Cecelia Green, owner.

SUBJECT—Application May 24, 1954 (decision of the borough superintendent), under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles, with curb cuts and show window nearer the residence use district than is permitted (previously granted by the Board for lots 37 and 39 and later amended to add lot 40).

PREMISES AFFECTED—1141-1157 Utica avenue and 5001-5011 Clarendon road, northeast corner, Block 4761, Lots 37, 39, 40, 41 and 42, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on June 15, 1954 subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on October 5, 1954 after due notice by publication in the Bulletin; laid over to October 26, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Utica avenue and Clarendon road are in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 6, 1954 acting on N. B. Applic. 1027-51, reads:

"1. Proposed gasoline service station, lubritorium, minor auto repairs, car washing, office and sales & parking & storage of motor vehicles in a business use district is contrary to Art. II, Sec. 4(a) Sub. 29 & 46 of the Zoning Resolution.

2. Proposed curb cuts and show window on Clarendon Rd. are contrary to Art. II Sec. 7-A of the Zoning Resolution.

Note: Refer to previous Board case Cal. #732-51-BZ, Vol. II."

and

WHEREAS, the applicant states that the premises consist of a plot, 140 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to develop the site with a modern gasoline service station to consist of ten 550-gallon gasoline tanks and six dispensing pumps; that the accessory building to be erected will have a frontage of 60 ft., a depth of 30 ft., of class 3 construction, and highly modern in design; that this building will contain the conjunctive uses of car washing, lubrication, minor auto repairs, office and sales; that a portion of the site will be reserved for the parking of cars waiting to be serviced and also the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the Board, under Cal. No. 732-51-BZ, Vol. II, granted a gas station variance for a plot having a frontage of 80 ft. on Utica avenue and a depth of 100 ft. on Clarendon road, so that this application only extends the station an additional 60 ft. on Utica avenue, and under the wider plot a better condition will result in that the accessory building will now be located 40 ft. back of the Clarendon road building line, and the added provision for the parking and storage of motor vehicles will help alleviate the serious parking condition; that the extension of the site to the shop on lot No. 44, which has a blank wall on the lot line, will create a better condition than leaving 60 ft. between the gas station as originally approved and the shop on lot No. 44; that the highly modern design of the building will be in keeping with any future development that may take place in the area; that Utica avenue is a heavily trafficked auto lane leading across Brooklyn and as such the proposed gas station is entirely in keeping at this point; that the 10 ft. planted area to be maintained at the easterly end is nevertheless out of place in a business zone; that there are sufficient stores in the area for public requirements and therefore it would be unwise economically to develop the site with stores; that the proposed gas station on this busy auto thoroughfare is a distinct and required service; that the parking of cars waiting to be serviced on the site proper and also the parking and storage of motor vehicles will help alleviate the serious parking conditions in New York City; and

WHEREAS, the applicant further contends that Utica avenue and Clarendon road, although zoned for business, have not

developed in accordance with the true intent of the zoning resolution, as evidenced by dwellings which belong in a residence district and many non-conforming uses which belong in an unrestricted zone and therefore the proposed gas station cannot affect the area adversely; that the non-conforming uses are as follows: block 4761, lots 60 and 62—open storage of materials, lot 50—motor vehicle repair shop; block 4760, lots 22, 24, 25, 27 and 28—open storage of materials; block 4771, lot 1—gas station; that in addition to these non-conforming uses there are many buildings in the area which probably conform to the zone but are of such nature in that they provide car storage, that the purely business aspect of Utica avenue has been changed; that these uses are as follows: block 4771, lot 74—garage and office; block 4770, lot 21—garage and office, lot 6—garage, office and store; block 4760, lots 29 and 30—garage and store, lot 20—garage and office, lot 16—garage and store; that the curb cuts as provided on Clarendon road are identical to curb cuts as approved by the Board under Cal. No. 732-51-BZ, Vol. II, but at that time Clarendon road was entirely in a business zone; that these proposed curb cuts are required for efficient operation of the gas station and will not affect Clarendon road any more than the many curb cuts that exist for the private garages of the dwellings on said street; that the gas station directly across the street in block 4771, lot 1, has curb cuts and a show window on Clarendon road, which is also contrary to section 7A; that the show window of the site in question cannot affect Clarendon road as it will set 40 ft. back of the Clarendon road building line; that the proposed gas station will be in complete harmony with the affected area as it has developed and the public health, safety and general welfare will be secured by the development as proposed; and

WHEREAS, the applicant states that the present owner has held title to lots 37 and 39 since May 29, 1952; to lot 40 since April 23, 1952 and to lots 41 and 42 since March 30, 1954; that the assessed valuation of land is \$15,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be amended to permit the use of an additional lot.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 6, 1952, by adding thereto:

"that in the event the owner desires to extend the plot as proposed and as indicated on plans filed with this amended application, marked 'Received May 24, 1954' (3 sheets), such extension of area may be permitted, under Section 7f for a term of fifteen years for the entire plot substantially as indicated on such plans except that the pumps shall be located not nearer than fifteen feet from the street building line; that working drawings shall be submitted within three months for further consideration and imposition of conditions; that after approval of such working drawings, all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

435-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Emil Grolimund, Elizabeth Bishop and Frieda Finkelstein, owners.

SUBJECT—Application May 20, 1954 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—169-02 to 169-10 (official 169-04) Union turnpike and 80-01 to 80-09 169th street, southeast corner, Block 7020, Lots 1, 3 and 5, Flushing, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Morris Winter and Duncan Fraser, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 16, 1953 subject to regular procedure, previously withdrawn; and

WHEREAS, a public hearing was held on this application on September 21, 1954 after due notice by publication in the Bulletin; laid over to October 26, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Union turnpike are in a residence use, G-1 area, class 1 height district; 169th street is in residence and local retail use, G-1 area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 18, 1954 acting on N. B. Applic. 2036-52, reads:

"1. The proposed gasoline service station, parking & storage of motor vehicles, lubritorium, minor auto repairs, car washing, office & sales, in a residence use district is contrary to Art. 2 Sec. 3 of the Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 110.64 ft. and 86.90 ft. frontage by 110 ft. in depth, irregular, on which is located a frame dwelling and a frame two-car garage, which are proposed to be demolished; that it is proposed to erect a modern gasoline service station consisting of ten 550-gallon gasoline tanks and four dispensing pumps; that the accessory building will have a frontage of 62 ft. and a depth of 32 ft., one story in height, of class 3 construction and contain the conjunctive uses of lubritorium, car washing, minor auto repairs, storage, office and sales; that the accessory building will be of colonial design having brick facades and a peaked roof; and

WHEREAS, the applicant contends that the building will be in complete harmony with the present dwellings in the area; that the proposed 10 ft. wide landscaped area to be maintained at the southerly lot line will afford lot No. 47 to the south and the entire block permanent additional light and ventilation; that the present stores and commercial uses in block 7004 and block 7019 to the west make the site undesirable for dwelling use; that all of the affected area is built up with dwellings which have created a need for the service the proposed gas station will be able to render as there are no other gas stations within the affected area; that Union turnpike is a main auto lane leading across Queens and therefore the proposal is entirely in keeping at this point; and

WHEREAS, the applicant states that the present owner has held title to lot 1 since December 17, 1952; lot 3 since October 9, 1923 and lot 5 since April 4, 1952; that the assessed valuation of land is \$5,000 and of the buildings \$2,700, making a total of \$7,700; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivisions e and h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N. B. Applic. 2036/52 Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

SUBJECT—Application November 19, 1953 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the maintenance of existing one family dwelling without the required side yard.

PREMISES AFFECTED—243-15 137th avenue, north side, 40 feet west of 244th street, Block 13240, Lot 3, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant. Theodore S. Nilsen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-

ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 26, 1954, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 137th avenue and 244th street are in a residence use, G-1 area and Class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 22, 1953, acting on Alt. Applic. 1890/53, reads:

"1. In a G-1 district minimum width of side yard required to be 5 ft. Sec. 16-C-c of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 40 ft. front by 100 ft. in depth, on which is located a one-family dwelling 25 ft. front by 42.67 ft. in depth, 1½ stories, 18 ft. in height, of Class 4 construction; that it is proposed to permit the dwelling as erected without the required side yard on the easterly lot line of 5 feet; that the side yard is 3 ft. 10¼ in.; and

WHEREAS, the applicant contends that this house was moved because Laurelton parkway was widened by the city; that it was formerly located at 241-07 131st avenue, Rosedale, Block 12918, Lot 184, city title vested June 17, 1952; that the present owner took title from the city on November 24, 1952; that a variance is sought as to the location of the house because a mistake was made in measuring when the foundation walls were laid; that the foundation men set up offset lines around and away from the foundation and when they were placing the line on the side, a bush was in the way, so they moved the line over to clear the bush and forgot to add this change to their offset dimension; that it is to be noted there are very few houses that can be built to these new zoning regulations, as there are only a few vacant lots left in this neighborhood; and

WHEREAS, the applicant states the present owner has held title to the property since November 24, 1952; that the assessed valuation of the land is \$2100, and of the buildings \$6600., making a total of \$8700; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, to permit the side yard as proposed, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

835-53-BZ

APPLICANT—Theodore S. Nilsen, for John and Hermine Secco, owners.

902-53-BZ

APPLICANT—Haydn H. Craigwell, for Peter Sanders, owner.

MINUTES

SUBJECT—Application December 22, 1953 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a retail use, C area district, the extension in area of existing store on first floor, using more than the area permitted.

PREMISES AFFECTED—1267-1271 Fulton street, north side, 111 ft. east of Arlington place, Block 1848, Lots 31 and 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Haydn H. Craigwell.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 5, 1954 after due notice by publication in the Bulletin; laid over to October 26, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, C area, class 1¼ height district; Arlington place and Fulton street are in retail and business use, C area, class 1¼ height districts; and

WHEREAS, the decisions of the borough superintendent, dated December 21, 1953 acting on Alt. Applic. 5116-53 and Alt. Applic. 5117-53, read:

"2. Extension to comply with Article 4 Section 13b of the Zoning Resolution. (Note excessive occupied area.)"

and

WHEREAS, the applicant states that the premises consist of a plot, 53 ft. 4 in. frontage by 70 ft. in depth; that each lot has a frontage of 26.8 ft. by 70 ft. deep, improved by a five story, old law tenement of class 3 construction; that the 1st floor of each contains a store which extends back 57 ft.; that the upper floors contain two apartments per floor, of 4 rooms each; that it is proposed to increase the store area by building a one-story rear extension to the side and rear lot lines, by relocating the stair of No. 1267 from the east to the west side of the building and by removing the party wall within the store proper; and

WHEREAS, the applicant contends that this plot is located between Bedford and Nostrand avenues, both busy intersections transportation-wise; that Nostrand avenue is an IND. subway station with entrances at both Nostrand and Bedford avenues and is becoming an increasingly popular shopping center; that it is the intention to install a men's haberdashery shop but these stores as they are presently constituted are too small and restricting; that for this reason the above alterations and rear extension are contemplated to take full advantage of the premises; that the Board is requested to grant a variance to permit the full coverage of the unoccupied area of the lot, thus enabling a one-story rear extension to be erected at the store level; and

WHEREAS, the applicant states that the present owner has held title to the property since March 29, 1941; that the assessed valuation of land is \$15,600 and of the buildings \$25,400, making a total of \$41,000; that the building was erected 1898; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21, to permit the extension of area and the use of the lots as proposed and

as indicated on plans filed with this application, marked "Received February 18, 1954" (4 sheets) and "December 22, 1953" (1 sheet), on condition that the building shall not be further extended in height or area; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

131-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner, Socony-Vacuum Oil Company, lessee.

SUBJECT—Application February 15, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station and store to include lubritorium, car wash, motor vehicle repair shop, store and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 7, 1954 after due notice by publication in the Bulletin; laid over to July 20, 1954, for inspection and decision without further argument; then to September 14, 1954, applicant to file revised plans; then to October 5, 1954, for applicant to consult with lessee and file revised plans; then to October 19, 1954, for further study by applicant and owner and for report to the Board; applicant to submit revised plans; the premises and area have been inspected by a Committee of the Board; then to October 26, 1954, for applicant to file revised plans of required size; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Parsons boulevard are in a residence use, E and F area, class ½ height district; 20th avenue is in a residence use, F area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 11, 1954 acting on N. B. Applic. 4881-53, reads:

"1. The reconstruction and enlargement of an existing gasoline service station, lubritorium, minor auto repairs, car washing, store, utility room, parking and storage of motor vehicles in a residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 132.21 ft. frontage by 128.5 ft. in depth, irregular, on which is located a gasoline service station with four gasoline pumps, three 550 gallon gas tanks, a one story frame garage 20 ft. 4 in. by 20 ft. 4 in., a one story frame garage 20 ft. 3 in. by 19 ft. 4 in., a one story frame store 16 ft. by 19 ft. and one open lubrication lift; that the original gas station was established under fire department permit Alt. 1013-23 calling for one 550 gallon gas tank on a plot having a frontage of 78 ft. on Parsons boulevard, 100 ft. on 20th avenue, 120 ft. on the southerly lot line and 78 ft. on the westerly lot line; that later Alt. 9413-36 was issued by the fire department to install three additional 550 gallon gas tanks; that the gas station is now operating under fire department permit No. 5577 issued

MINUTES

August 17, 1953 and renewable each year; that no certificate of occupancy for these premises has been issued; that it is proposed to extend the present gas station to a frontage of 132.21 ft. on Parsons boulevard and 128.5 ft. on 20th avenue; that it is also proposed to install eight new 550 gallon gas tanks and six dispensing pumps; that all of the present buildings and the open lift are to be removed and a new accessory building, of class 3 construction, having a frontage of 44 ft. and a depth of 27 ft. 8 in., one story in height, is proposed, said building to contain the conjunctive uses of lubritorium, car wash, minor auto repairs, store and utility room; that a part of the open portion of the site will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant further states that as of July 25, 1916 the site was in a class 1 height district and a class D area district and that part of the site within 100 ft. of Parsons boulevard was in a business use district and the balance was in a residence district; that the present use designation became effective on May 8, 1925 and the present height designation became effective on March 30, 1940; that on May 29, 1925 that part of the site within 100 ft. of Parsons boulevard was continued in a D area district and the balance of the site was placed in an F area district; that on March 30, 1940 the present area designation became effective; and

WHEREAS, the applicant contends that there are no other gas stations within the affected area and the present gas station is a required service and its rebuilding will render a more efficient service to the public; that Parsons boulevard is a main auto lane leading across Queens and as such the proposal is entirely in keeping at this point as is also proven by the continuous operation of the present station since its inception in 1924; that the removal of the present frame buildings and open lift and its replacement with a new modern building will improve the appearance of the entire community; that all auto services will be performed within the new building, including lubrication, which will remove the present unsightly exterior lubrication work; that the parking of motor vehicles on the site will alleviate any parking problem that could arise from this type of business; that the relocation of all gas pumps to at least 10 ft. back of the building lines from their present location on the building line will improve conditions and remove pedestrian hazards; that Parsons boulevard and 20th avenue are to be widened at a future date, although the city does not have title to said widened portion at this date and no proceedings are pending to acquire title; that when this widening takes place, the owner will relocate the gas pumps to at least 10 ft. back of all building lines and will install new curbs and curb cuts at the edge of the present asphalt paved roadway; that at the present time the roadway is paved over the apex of the lot at the corner of Parsons boulevard and 20th avenue and has been used by auto traffic for years; that the installation of curbs and the maintenance of the cut-off until the streets are widened will reduce traffic hazards; and

WHEREAS, the applicant states that the present owner has held title to the property since August 28, 1944; that the assessed valuation of land is \$22,000 and of the buildings \$3,000, making a total of \$25,000; that the building was erected 1924; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7c and 7i, to permit continuance and extension of present gasoline station, as indicated on plans filed with this application marked "Received February 15, 1954" (7 sheets) and revised plans marked "Received October 25, 1954" (2 sheets) on condition that all buildings and uses shall be removed and the premises shall be reconstructed and arranged substantially as indicated on such plans, except that the pumps shall not be nearer than 15 feet to the street building line;

that the fences proposed shall not be less than 5 ft. 6 in. in height and of woven wire with steel posts erected on retaining walls as may be necessary to be constructed and maintained by this owner on the rear and side property lines; that there shall be no cellar under the proposed accessory building; that the accessory building shall comply in all other respects with the requirements of the Building Code therefor and may be faced as proposed with porcelain enamel of a type as approved by this Board; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that curb cuts shall be limited to four (4) to Parsons Boulevard for exit and entrance as shown on such plans, except that no curb cuts shall be nearer than 5 feet to either side lot line as prolonged; that the number of gasoline tanks shall be restricted to eight (8) new 550 gallon tanks; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and all temporary signs, but permitting the erection of one brand sign located toward the westerly end of the premises, advertising only the brand of gasoline on sale, which sign may be illuminated and may extend beyond the building line for a distance of not over 4 feet; that under section 7i there may be minor repairing with hand tools only and for adjustments only, maintained entirely within the accessory building; that the greasing equipment in the accessory building shall be of the hydraulic type; that under Section 7c there may be parking of cars for a similar term, including cars awaiting service; that the premises where not built upon shall be paved with concrete or asphaltic pavement; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution and the requirements of the resolution adopted this day under Cal. No. 132-54-A.

132-54-A

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony Vacuum Oil Co., Inc., lessee).

SUBJECT—Application filed February 15, 1954 pursuant to section 35 of the General City Law, relating to the use of premises in the bed of the proposed widening of Parsons boulevard and 20th avenue.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated February 11, 1954 on N. B. Applic. 4881-53, reads:

"2. No construction permitted in the bed of mapped streets without permission of the Board of Standards and Appeals Sec. 35 Gen'l. City Law."

and

WHEREAS, the applicant states that the premises consist of a lot 132.21 ft. by 128 ft. 5 in., irregular in area, located in a residence use, E and F area, class $\frac{1}{2}$ height district, upon which there exists a one story, 14 ft. high, class 4 constructed building, erected 1924, 16 ft. by 19 ft. in area, and used and occupied as a gasoline service station, lubritorium, store and two 2-car garages; that it is proposed to erect a one story building, class 3 construction, 14 ft. in height, 44 ft. front by 27 ft. 8 in. in area at street level, 2 ft. by 14 ft. in area at typical floor level, and use and occupy the building as a gasoline service station, lubritorium, minor motor vehicle

MINUTES

repairs, car washing, store, utility room, storage and parking of motor vehicles; and

WHEREAS, the applicant states that the original gasoline service station was established under fire department permit Alt. 1013-23 permitting the installation of one 550 gallon gasoline storage tank on a plot having a frontage of 78 ft. on Parsons boulevard and 100 ft. on 20th avenue, and 120 ft. on the southerly lot line and 78 ft. on the westerly lot line; that under Alt. Applic. 9413-36, permission was granted by the fire department to install three additional 550 gallon gasoline storage tanks; that the gasoline station is now operating under fire department permit No. 5577 issued August 17, 1953; that there is no certificate of occupancy for these premises; and

WHEREAS, the applicant states that it is now proposed to extend the present gasoline station to a frontage of 132.21 ft. on Parsons boulevard and 128.5 ft. on 20th avenue and to install eight new 550 gallon buried gasoline storage tanks and six dispensing pumps, to demolish the present building and the open grease lift and to erect a new, class 3 constructed accessory building, having a frontage of 44 ft. and a depth of 27 ft. 8 in., one story in height; and

WHEREAS, the applicant states that Parsons boulevard and 20th avenue are proposed to be widened at a future date although the city does not have title to the portion involved in the widening, and no proceedings are pending to acquire title thereto; and

WHEREAS, the applicant states that it is proposed under this application to drive over the widened portion of the street to reach the gasoline service station; that no part of the building, tanks or pumps will be located within the proposed widening and the owner will not seek awards in condemnation for any improvement placed on said portion of the land.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 4881/53, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 35 of the General City Law, to permit the use of the premises, including the portion proposed to be taken for the widening of Parsons boulevard, *on condition* that no structure shall be erected on that portion of the premises and that the owner will not seek an award for any improvement placed thereon other than the value of the land as assessed by the court; that such construction shall be as indicated on plans filed with Cal. No. 131-54-BZ, marked "Received February 15, 1954" (7 sheets) and shall comply in all respects with the resolution adopted by the Board this day under such calendar number; and that the existing sidewalks may be continued until the streets are widened by the city.

147-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruckner Boulevard Leasing Corp., owner.

SUBJECT—Application February 16, 1954 (decision of the borough superintendent), under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the maintenance of existing legal high speed (automatic) auto laundry and to permit the erection and maintenance, for a term of fifteen years, of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—482-504 Utica avenue, west side, from Midwood street to Maple street, 842-850 Maple street and 861-871 Midwood street, Block 4589, Lot 95, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Benj. Kurtin and Louis Fayne.

For Opposition: Seymour Lakritz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 20, 1954 after due notice by publication in the Bulletin; laid over to September 21, 1954, at request of objectors' representative; no further request for adjournment; then to October 13, 1954, for inspection and decision; hearing closed; then to October 19, 1954, for further consideration after applicant consults with owner as to entrances on the street; hearing previously closed; then to October 26, 1954, for applicant to file revised plans showing separation of auto laundry and removal of sign; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Utica avenue are in a business use, C area, class 1 height district; Midwood street and Maple street are in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 3, 1954 acting on N. B. Applic. 22-54, reads:

"1. Proposed gasoline service station, lubritorium, office & sales, storage & parking of more than 5 motor vehicles & minor auto repairs, located within a business use district is contrary to Art. 2 Sect. 4a-29 & Art. 2 Sect. 4a-46 of the zone resolutions.

2. Proposed show windows of office within 75 ft. of a residence district violates Art. 2 Sect. 7-A.

3. Note these premises was subject to an approval by Bd. of St. & Appeals under 245-48-A."

and

WHEREAS, the applicant states that the premises consist of a plot 200 ft. frontage by 100 ft. in depth, on which is located a 25 by 120 ft. one story Quonset hut of class V construction, being used as a high speed auto laundry erected under N. B. 1319-47 and subject to the Board's resolution under Cal. No. 245-48-A and for which certificate of occupancy No. 120694 was issued June 21, 1948; that the remainder of the plot is presently occupied for the sale of used cars, parking and storage of more than five motor vehicles, with a one story frame office, erected under Alt. No. 638-53 and for which certificate of occupancy No. 135125 was issued April 6, 1953; that it is proposed to maintain the existing high speed auto laundry as a permanent use and secure a variance for a period of 15 years in order to erect a modern gas station consisting of twelve 550-gallon gasoline tanks and six dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction, having a frontage of 62 ft., a depth of 28 ft. and contain the conjunctive uses of lubritorium, minor auto repairs, office and sales and storage room; that part of the open area will be used for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that Utica avenue is a heavily trafficked auto lane and as such the contemplated gas station is entirely in keeping at this point; that the non-conforming uses in block 4591, lot 1 of gas station; lot 76, motor vehicle repair shop; lot 63, motor vehicle repair shop; lot 58, motor vehicle repair shop and lot 54 gas station, have set the character of Utica avenue at this point, and therefore the proposal is entirely in keeping; that there are sufficient stores in the area for public requirements and it is mandatory that the site be fully developed at this time so that the owner may receive an equitable return on his investment; that Utica avenue as it has developed at this point is given over to the motor vehicle business in one form or another, and therefore any other development but as proposed would not be feasible; that the highly modern design of the accessory building in front of the present legal metal building will enhance the appearance of the entire community; that the proposed show window sets 60 ft. back of the Maple street building line and cannot possibly affect the otherwise residential aspect of Maple street; and

WHEREAS, the applicant states that the present owner has held title to the property since September 29, 1947; that the

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assessed valuation of land is \$25,000 and of the buildings \$13,000, making a total of \$38,000; that the building was erected 1948; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of 15 years to permit the erection and maintenance of a gasoline station, lubritorium, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on the unbuilt upon portion of lot, as indicated on plans filed with this application marked "Received February 16, 1954" (4 sheets), and marked "Received October 25, 1954," 1 sheet, *on condition* that all buildings and uses shall be removed from this portion of the premises and the station shall be reconstructed and arranged substantially as indicated on such plans, as amended marked "Received October 25, 1954"; except that pumps shall not be nearer than 15 feet to the street building line; that there shall be no connection between this proposed gasoline service station and the existing auto laundry on the rear of the same lot; that to effectuate this there shall be erected a masonry wall of face brick running continuously in line with the easterly wall of the existing laundry to the building lines of Midwood and Maple streets, except where the wall of the proposed accessory building occurs; that such wall shall be not less than 5 ft. 6 in. in height; that along the street lines of Midwood and Maple streets there shall be erected a masonry wall of face brick not less than 2 ft. in height with a steel picket fence erected thereon to a total height of not less than 5 ft. 6 in., except that such walls may be reduced to a height of not less than 4 ft. 6 in. within 10 feet of the building line of Utica avenue; that such walls shall have suitable masonry terminating posts; that the sidewalks and curbing abutting the premises shall be restored or repaired to the satisfaction of the Borough President; that curb cuts shall be solely to Utica avenue, consisting of three cuts, each not over 30 feet in width; that at the intersections of Midwood street and Utica avenue, and Maple street and Utica avenue, there shall be erected blocks of concrete not less than 12 in. in height, extending for not less than 5 feet along each building line; that there shall be no cellar under the accessory building; that the accessory building shall be substantially of the design and arrangement as proposed and shall be faced with face brick; that pumps shall be of an approved low type and erected not nearer than 15 feet to the street building line; that there shall be not more than twelve 550 gallon gasoline storage tanks; that pumps and tanks shall be located as indicated on revised plan marked "Received October 25, 1954"; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the existing Quonset building for laundry shall not be reduced in width; that this Quonset laundry building and portion of the plot upon which it is erected shall be maintained as shown on plans filed with the Board under Cal. 245-48-A, under which the Board permitted entrance to each street in view of the lawful construction of the Quonset building, having been erected prior to amendment to the Zoning Resolution prohibiting such use in a business district; that under section 7i there may be minor repairs with hand tools only, for adjustments, carried on entirely within the accessory building; that under section 7h there may be parking of cars in open spaces where it will not interfere with the service of the gasoline station: and *withdrawn* as to Section 7A, in view of the plan marked "Received October 25, 1954" proposing no curb cuts from the gasoline station to either Midwood street or Maple street; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

186-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Yercon Holding Corp., owner.

SUBJECT—Application March 8, 1954 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—19-17 to 19-31 Francis Lewis boulevard (1925 official) and 160-01 to 160-13 Willets Point boulevard, northeast corner, Block 4758, Lot 125, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 28, 1954 after due notice by publication in the Bulletin; laid over to October 26, 1954, for decision; hearing closed; previously inspected; applicant to furnish information as to present owner of adjoining lot 100, which has apparently been sold to a builder who is constructing residence building; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Willets Point boulevard are in a local retail use, D area, class 1 height district; Francis Lewis boulevard is in residence and local retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 19, 1954 acting on N. B. Applic. 4882-53, reads:

"1. Premises located in a local retail district proposed to be used as a gasoline service station, lubritorium, car washing, minor auto repairs, storage, office & sales, parking and storage of motor vehicles is contrary to Article II, Sec. 4-c & Sec. 4a-29 & 46 of zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 ft. frontage by 140 ft. in depth, irregular, presently vacant; that the use district maps accompanying the building zone resolution show that the property is in a class D area district, a class ½ height district and a local retail use district; that as of July 25, 1916 the property was in a class 1 height district and received its present classification on July 7, 1953; that as of July 25, 1916 that part of the premises within 100 ft. of Willets Point boulevard was in a business use district and the remainder of the plot in a residence use district and received its present use designation on December 31, 1951; that it is proposed to erect a modern gasoline service station consisting of ten 550 gallon gas tanks and 8 dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction, having a frontage of 54 ft. 4 in., a depth of 28 ft. 8 in. and contain the conjunctive uses of lubritorium, car washing, minor auto repairs, storage, office and sales; that a portion of the site will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the building as contemplated will be highly modern in design and be entirely in accord with the surrounding architecture; that Francis Lewis boulevard is a heavily trafficked auto lane and as such the contemplated gas station is entirely within keeping at this point, and with the large home development in the area, the station becomes a vitally required service to the community; that there are sufficient stores now in use to accommodate the entire area and it would not be economically feasible to erect additional stores; that there are no other gas stations in the

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affected area and the contemplated gas station is as much a required service to the community as the many retail stores; that the proposed gas station will be in complete harmony with the affected area and the public health, safety and general welfare will not be affected by the granting of this application; and

WHEREAS, the applicant states that the present owner has held title to the property since May 1, 1951 and that the assessed valuation of land is \$94,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivisions e and h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 4822/53 Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

199-54-BZ

APPLICANT—M. Martin Elkind, for Arthur I. Kraft, owner.

SUBJECT—Application March 16, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a business building (retail stores).

PREMISES AFFECTED—61-27 to 61-43 Main street and 142-02 61st road, southeast corner, Block 6412, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Jos. V. McKee.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 21, 1954 after due notice by publication in the Bulletin; laid over to October 26, 1954, for inspection and decision; applicant to submit information as to 61st road; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Main street and 61st road are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 4, 1954 acting on N. B. Applic. 302-54, reads:

"1. The proposed construction of retail stores in a res. use district is contrary to Art. 2, Sec. 3 of Zone Res.

2. Submit adequate information for the calculation of areas."

and

WHEREAS, the applicant states that the premises consist of a plot, 341.68 ft. frontage by 50 ft. in depth, irregular, presently vacant; that it is proposed to erect a building 155 ft. front by 65 ft. in depth, irregular, one story, 13 ft. in height, of class 3 construction, to be used as retail stores; and

WHEREAS, the applicant contends that Main street has become a substantial traffic artery; that on the opposite side of Horace Harding boulevard, Main street is devoted almost entirely to stores; that with the growth in population in the immediate area, the neighborhood in which the property involved is located, is becoming a focal shopping point, and the parcel in question, because of its location, will serve its highest economic benefit if it may be used for retail stores; that at the present time there are no vacant stores in the immediate vicinity and there is a strong demand for additional store space in the neighborhood; that the proposed structure will be erected under such conditions as will safeguard the

character of the residential area; that the stores will face only on Main street and the building, including the store fronts, will be designed and ornamented in conformity with the highest standards of dignity of modern structures of this type; that request is made that the application be granted for a period of fifteen years and the limitation of the term of the proposed use to fifteen years will serve as a protection to the neighborhood in the future in the event its present character should change; that a face brick wall, without windows or doors, is to be provided along the entire frontage of 61st road with the exception of a show window at the corner of Main street and with the exception of two small windows for light and air near the rear of the building; that in addition, face brick facades will be provided along all street fronts; that shrubbery and a grass plot will be provided on the sidewalk between the foot path and the building wall on all streets to further improve the appearance along the streets; that there will be erected along the easterly boundary of the property a 5 ft. ornamental wrought iron fence on top of a 2 ft. face brick base and that heavy shrubbery and planting, protected by concrete curbs, will be provided along this fence; that it is requested that the Board permit a rearrangement of store fronts and interior partitions to suit tenants since no space has as yet been rented and minor changes of this nature will probably be necessary as rental progresses; that the granting of this application will in no way adversely affect the character of the residential area; and

WHEREAS, the applicant states that the present owner has held title to the property since October 1, 1953 and that the assessed valuation of land is \$5,700; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivision e of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N. B. Applic. 302/54, Objections 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

297-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sylvia Griff, owner.

SUBJECT—Application March 12, 1954 (decision of the borough superintendent), under sections 7c and 19A (h) and section 21 of the zoning resolution, to permit in the business use portion of plot located in a residence and business use, D area district, the demolition of existing frame structure on lot 23, and the erection of a new one-story extension, using more than the area permitted; and to permit an opening from proposed extension to existing frame structure to construct one large store; and to permit a horizontal exit door between two structures; and to permit an entrance to a proposed loading area, both located in the residence use portion of plot, with the loading area less than 33 feet in depth, and less than 14 feet in height.

PREMISES AFFECTED—65-61 to 65-65 Grand avenue and 56-64 to 56-72 Hamilton place, northwest corner, Block 2719, Lots 21, 22 and 23, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Abe Griff.

For Opposition: Walter Szachacz, Nicholas Occhiuto and Emma Mathis.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

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THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 26, 1954, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Hamilton place and Grand avenue are in residence and business use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 18, 1954, acting on Alt. Applic. 120/54, reads:

"2. Area of the plot to be built upon exceeds percentage permitted for a D area, sec. 14 Zoning Res.

4. The portion of the Loading & Unloading area more than 101.04 ft. from Grand Ave. is in a Residence use district and contrary to Art. 2, Sec. 3 of the Zoning Res.

5. Provide one loading berth at least 33 ft. deep and at least 14 ft. high, sec. 19-A Zoning Resolution, subd. h 1 & 2."

and

WHEREAS, the applicant states the premises consist of a plot 75.09 ft. front by 102.08 ft. in depth, on which is located one and two-story buildings of Class IV construction; that under Building Department Alteration 925/49 and 926/49, and the Board of Standards and Appeals resolution under Cal. 790-49-A, the building on lots 21 and 22 were altered to combine the stores on the first floor by cutting a 48 ft. opening in the party walls; that the stairway leading to Hamilton place was approved to serve the two families on the second floor; that the one-story building of Class IV construction on Lot 23 was converted to a store without a permit; that Certificate of Occupancy 73646 was issued on June 12, 1951, for lots 21 and 22, as follows:

Lot 21—Cellar—storage; 1st floor—store; 2nd floor—one family.

Lot 22—Cellar—storage; 1st floor—store; 2nd floor—one family; Attic—unoccupied.

that it is proposed to demolish the building on Lot 23 of frame construction and erect a new one-story extension of Class 3 construction, having a frontage of 25 ft. 3 in. and a depth of 95 ft. It is also proposed to cut an opening of approximately 40 ft. between the old building and the new extension so as to enlarge the floor area to make one large store, provide an opening of 5 ft. by 7 ft. between the new storage portion and the existing store and a 3 ft. by 7 ft. horizontal exit door between buildings; that the conveyor from the first floor leading to the cellar will be enclosed in fireproof material at the cellar level; that a new store front will be erected to envelope the entire structure. It is therefore proposed under this application to use the first floor as a store, storage space, offices, loading and unloading space; that the cellar will be used for storage in conjunction with the stores above; the 2nd floor will be used for two families as heretofore; that all of these uses except the 1.04 ft. part of the loading space in the residential zone are permissible uses; and

WHEREAS, the applicant contends that the proposed extension is a permissible use in the business zone; that it will occupy an area of 1,750 sq. ft. and as the permissible coverage is 1,571 square feet, it is only 169 square feet in excess; that the site is high in assessed valuation and stores of 95 ft. in depth are required for present day merchandising and this depth is also required to attract that type of tenant able to pay a rental based on the present high assessed value of the land and present day construction costs; as to Item 4, that the proposed loading and unloading area extends into the residence zone only 1.04 feet; that the lot immediately adjoining the proposed loading space is developed with a one-story garage, so that the extension of 1.04 feet into the residence district will not in any way affect the residential area; as to Item 5, that the loading and unloading space is existing and complies in all respects with Section 19A of the zoning resolution except for depth and height of doors; that the door height and length of the loading and unloading space

is sufficient in size for the small delivery trucks used for this type of store; that it would create a hardship on the owner to comply fully with Section 19A when his needs do not call for larger openings. It is also to be noted that under the Zoning Resolution only one loading space 12 ft. wide would be required, whereas the owner is providing two 8 ft. openings to a combined width of 16 feet; and

WHEREAS, the applicant states the present owner has held title to Lot 21 since March 12, 1951, to Lot 22 since June 19, 1950 and to Lot 23, since June 1, 1946; that the assessed valuation of land is \$11,100; and of the buildings, \$17,900, making a total of \$29,000; and that the building was erected in 1901; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and 19A (h) of the zoning resolution, as to use and area and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to extension of area coverage on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to extension of area, and under Sections 7c and 19A, to permit the construction of the one-story building for the use proposed, as indicated on plans filed with this application, marked "Received March 12, 1954" (12 sheets), showing existing and proposed conditions, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified by the Board this day under Cal. No. 790-49-A, Vol. II; that in all other respects the existing buildings as previously approved shall be maintained in accordance with requirements of law therefor; that there shall be no windows opening in the proposed extension to the adjoining premises; that access doors as shown may be constructed on the first floor to such adjoining premises; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

790-49-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sylvia Griff, owner.

SUBJECT—Appeal reopened April 20, 1954, as Vol. II to consider a new decision of the Borough Superintendent.

PREMISES AFFECTED—65-61 to 65-65 Grand avenue and 56-64 to 56-72 Hamilton place, northwest corner (Block 2719, Lots 21, 22 and 23), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Abe Griff.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated February 18, 1954, on Alt. App. 120/54, reads:

"1. Proposed extension to a wood frame building occupied as a store and dwelling is contrary to sec. 4.1.2 and contrary to Resolution of Bd. of Stds. Cal. #790-49-A.

3. Provide two enclosed stairways from cellar directly to the street sec. 6.1.2.2.3 and 6.3.3."

and

WHEREAS, the applicant states the building is 1 and 2 stories, 13 and 22 ft. 6 in. in height, 75.09 ft. front by 102.08 ft. in area at 1st floor, 50.06 ft. by 50 ft. in depth at 2nd floor, of Class 4 construction, erected in 1901 on a lot 75.09 ft. front by 102.08 ft. in depth, in a business and residence use,

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D area, Class 1 height district; used and occupied since 1901: Cellar—storage; 1st floor—store, 18 persons; 2nd floor—dwelling, 2 families; and

WHEREAS, the applicant states that under Alt. Apps. 925 and 926 of 1949 and pursuant to variance granted by the Board under Cal. 790-49-A, Vol. I, the buildings on lots 21 and 22 were altered to combine the stores on the 1st floor by cutting a 48 ft. opening in the party walls and the stairway leading to Hamilton place was approved to serve the two families on the 2nd floor; and

WHEREAS, the applicant states the one-story Class 4 constructed building on lot 23 was converted to a store without a permit; and

WHEREAS, the applicant states that Certificate of Occupancy 73646 was issued June 12, 1951 for the existing buildings on lots 21 and 22; and

WHEREAS, the applicant states it is now proposed to demolish the building on lot 23 and erect a new one-story extension of Class 3 construction having a frontage of 25 ft. 3 in. and a depth of 95 feet, and to cut an opening approximately 40 ft. wide between the old building and the new extension so as to enlarge the floor area to make one large store, and provide an opening 5 ft. by 7 ft. between the new storage portion and the existing store and a 3 ft. by 7 ft. horizontal exit door between the buildings; that a conveyor from the first floor to the cellar will be installed, enclosed in fireproof material at cellar level and a new store front erected to envelope the entire structure; and

WHEREAS, the applicant contends as to Objection 1, that the proposed extension will be of Class 3 construction and will have an unpierced masonry wall adjoining the westerly lot line which will provide better fire protection to the block than if the existing frame exterior wall was to be maintained; and contends as to Objection 3, that the cellar will be provided with a 3 ft. 8 in. wide steel stair on the north wall enclosed in fireproof material and leading to the rear yard where egress can be had through the loading and unloading dock to the street; that it is also proposed to provide a 3 ft. wide interior concrete stair, fireproof enclosed, leading to the store with egress through the store to the street; and a 3 ft. wide concrete stair leading directly to the street will be provided with a flush iron door at sidewalk level, this door to be made easily openable from the underside; that inasmuch as the cellar will not have any permanent occupancy and will only be used for storage and boilerroom, it is felt the exits proposed will offer ample exit facilities for the cellar; and

WHEREAS, the Board on February 15, 1950, under Vol. I of this appeal modified Objection 1 issued by the Borough Superintendent October 17, 1949, on Alt. Applications 925 and 926 of 1949, to permit the use of the two existing buildings jointly, as proposed, on condition that a balcony fire escape be installed on the Hamilton place side to provide egress by counterbalanced ladder to street and that steps be maintained to facilitate passage over the walls between the two buildings and the street line of Hamilton place; and that the building be not increased in height or area and the number of apartments shall not exceed two; and

WHEREAS, this appeal was reopened by vote of the Board April 20, 1954, subject to the regular procedure to consider the new proposal and new decision of the borough superintendent.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 120/54, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is granted, *on condition* that the extension of the building shall be constructed as permitted by resolution adopted this day by the Board under Cal. 297-54-BZ; and as to Objection 3, that the exits from the cellar of the proposed extension shall be maintained as shown on plans filed with Cal. No. 297-54-BZ and as required by the resolution adopted this day under such calendar number; that at openings in the wall separating the proposed extension from the existing building, there shall be proper legal closures maintained; that the requirements of the resolution adopted under Volume I shall be complied with where not inconsistent with this amended resolution.

355-54-BZ

APPLICANT—Burke, Green and Groh, for DeVoe Iron Works, Inc., owner.

SUBJECT—Application April 30, 1954 (decision of the borough superintendent), under sections 7a, 7e and 21 of the zoning resolution, to permit in a business use district the demolition of metal office and storage buildings and the construction of a new one story fireproof extension to existing iron works to house crane now in open yard and to install an additional traveling crane in new portion of building, without the required inner court, along northerly lot line.

PREMISES AFFECTED—33-29 to 33-43 9th street, east side, 125.10 ft. north of 34th avenue, Block 320, Lot 10, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Stephen J. DeVoe, Jr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 26, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 9th street and 34th avenue are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 15, 1954 acting on Alt. Applic. 366-54, reads:

"3. The extension of the use of iron works in a bus. use dist., is contrary to Art. 2 Sec. 4(19) of Zone Res.

4. Provide inner court at north lot line as per Art. 2, Sec. 17(d) of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 175.14 ft. and 150.12 ft. frontage by 200.20 ft. in depth, irregular; that the premises consist of a large plot of ground running through the block from street to street, with a frontage of 150.12 ft. on 9th street and 175.14 ft. on 10th street; that this plot is at present used as an iron works with a building approximately 75 ft. by 150 ft. fronting on 9th street; that along the 10th street frontage of the lot there is an open yard used for the handling and fabrication of steel, with an outside travelling crane; that there is also a one story metal office building approximately 24 ft. by 100 ft. fronting on 9th street, with a one story metal rear extension used for storage; that it is proposed to demolish the metal office and storage building and construct a new one story fireproof extension to the present iron works; that this proposed extension will cover 100% of the area of the lot as permitted in a B area district; that the proposed building will have masonry walls with a brick facade on both streets; that the roof will be of fireproof construction, consisting of concrete plank on steel beams; that a portion of this building will house the crane which is now located in the open yard and an additional travelling crane will be installed in the new portion of the building fronting on 9th street; that since the proposed condition will limit all of the iron works operation to the interior of the building, it is felt that this will be a distinct improvement over present conditions; and

WHEREAS, the applicant contends that compliance with objection No. 4 would require the construction of a small inner court along the north lot line, starting 23 ft. above grade; that such a court would serve very little useful purpose and would seriously interfere with the operation of the building; that the roof height of the proposed extension will be 28 ft. at the point where the court would be located; that since the court can start 23 ft. above grade, a small notch

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would be required and such a court would prevent the passage of the travelling crane at this point; that this particular iron works has been continuously in the ownership of the DeVoe family; that the entire neighborhood would be greatly benefited by tearing down the dilapidated buildings that now exist and constructing a new one story masonry building, not only from less noise but from the appearance of the areas involved; and

WHEREAS, the applicant states that the present owner has held title to the property since April 15, 1936; that the assessed valuation of land is \$11,000 and of the buildings \$38,000 making a total of \$49,000; that the buildings were erected prior to 1920; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7a, to permit the proposed extension of the building on the lot and omission of side line court as proposed and as indicated on plans filed with this application, marked "Received April 30, 1954" (6 sheets), and "July 30, 1954" (1 sheet), *on condition* that the building shall not be further increased in height or area beyond what is now proposed and that the use shall not be changed; and in all other respects shall comply with all laws, rules and regulations applicable thereto other than as modified this day by the Board under Cal. 356-54-A; that such fire-fighting equipment shall be maintained as the fire commissioner shall direct; and that all curb permits shown shall be subject to licenses previously issued therefor; and that all permits required shall be obtained and all work completed within Section 22A of the zoning resolution.

356-54-A

APPLICANT—Burke, Green and Groh, for DeVoe Iron Works, Inc., owner.

SUBJECT—Appeal filed April 30, 1954, from a decision of the borough superintendent.

PREMISES AFFECTED—33-29 to 33-43 9th street, east side, 125.10 ft. north of 34th avenue, Block 320, Lot 10, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Stephen T. DeVoe, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated April 15, 1954, on Alt. Applic. 366/54, reads:

"1. Classification of Bldg. is #3. The proposed extended area of the existing Class 3 bldg. is contrary to sec. 4.2.3 B.C.

5. Exits from new mezz. are contrary to Sec. 270 of Labor Law."

and

WHEREAS, the applicant states the premises consist of a plot 150.12 ft. front by 200.20 ft., irregular in depth, located in a business use, B area, Class 1½ height district, upon which there exists a 1-story building, 28 ft. in height, 75 ft. by 150 ft. in area, Class 3 construction; a one-story building 14 ft. in height, 47.75 ft. by 48 ft. irregular in area, of Class 3 construction (described by the applicant as "metal bldg.") and a one-story building 28 ft. in height, 24 by 99.72 ft. in area, of Class 3 construction used as an office building; and the entire premises used as iron works and office with an occupancy of 47 persons since 1936; and

WHEREAS, the applicant contends as to Objection 1, that the present iron works is a masonry building with an incombustible roof consisting of steel trusses and purlins, supporting corrugated asbestos roofing; that all the new roof construction will be concrete or gypsum plank of a type approved by the Board and will be classified as Class 1 construction; that it will be impracticable to install fire doors at the large openings between the existing and proposed new building, since the building will be used as iron works the fire hazard is negligible; and

WHEREAS, the applicant contends as to Objection 5, that there is an existing mezzanine along the north side of the existing building, used for the fabrication of steel products and the assembly of same; there are two stairways leading to and from existing mezzanine; that it is proposed to construct a new mezzanine along the south side of the building, which will not exceed 2500 sq. ft. in area and will comply with all Labor Law requirements; that it is also proposed to construct a bridge along the 9th street wall connecting the two mezzanines; that the Borough Superintendent feels that this bridge may be construed as making one mezzanine out of the two and hence has issued Objection 5; and

WHEREAS, the applicant states it is also proposed to construct a new mezzanine, a portion of which will be subdivided into office space as will be the space below it; that it is requested the Board permit the subdivision of this space into offices as may be needed to suit the owners' requirements; that both mezzanines will be of fireproof construction and used for the storage and fabrication of steel; that adequate stairways will be provided for these mezzanines in accordance with Labor Law and Building Code requirements; that it is therefore requested that the Board permit the construction of the bridge connecting the two mezzanines as shown on plans filed with this appeal.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 356/54, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be substantially of Class 1 construction, except that the roof may be of concrete or gypsum plank of a type approved by the Board; that such fire doors shall be maintained between openings of existing and proposed buildings as shall be required; and that the Board does hereby *make a variation* in the requirements of the Labor Law, as cited in the above decision in Objection 5, and that the proposed exit from the mezzanine may be permitted, *on condition* that the use of the mezzanines at two levels shall be as proposed and as shown in connection with the traveling bridge and crane; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board by resolution adopted this day under Cal. No. 355-54-BZ.

359-54-BZ

APPLICANT—Charles M. Spindler, for Muller Brothers Holding Corp., owner.

SUBJECT—Application April 30, 1954 (decision of the borough superintendent), under sections 7c, 21 and 7A of the zoning resolution, to permit the extension of storage warehouse located in the business use district portion to extend into the residence use portion, using more than the area permitted in a D area district, and to permit a business entrance nearer the residence use district than is permitted to proposed extension of parking and storage of motor vehicles.

PREMISES AFFECTED—101-08 to 101-28 Queens boulevard and 101-21 to 101-33 67th drive, southwest corner, Block 3171, Lot 28, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 14, 1954 after due notice by publication in the Bulletin; laid over to October 19, 1954, for inspection and decision without further argument; hearing closed; then to October 26, 1954, for applicant to file revised drawings as to signs; hearing previously closed; the site and area were inspected by a Committee of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 67th drive are in residence and business use, D area, class 1 height districts; Queens boulevard is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 13, 1954 acting on Alt. Applic. 441-54, reads:

"1. The proposed extension of storage warehouse in a business use district extending into a residence use district and the extension of parking lot from business into residence use district is contrary to Art. II, Sec. 3 of Zoning Resolution.

2. The proposed extension exceeds permissible coverage in a 'D' area district and is contrary to Art. IV, Sec. 14(c) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 202.58 ft. and 126.52 ft. frontage by 157.70 ft. in depth, irregular, on which there are two tax lots which have been tentatively consolidated into a single lot for purposes of this application; that lot 28, with a frontage of 202.58 ft. on Queens boulevard and 96.52 ft. on 67th drive, is now developed with a six-story fireproof warehouse, approximately 50 by 55 ft. in size, located at the corner and constructed in 1927 under N.B. No. 13340; that adjoining this warehouse along Queens boulevard is a one-story store building constructed in 1952 as an extension to the warehouse under Alt. Applic. 1375-52; that certificate of occupancy No. Q88253 is now in force covering both of these uses, a copy of which is filed with this application; that the balance of this corner lot within the business use district is used for the parking and storage of patrons' and employees' cars, for which no fee is charged, and was established under Alt. No. 2821-50; that lot No. 38, with a frontage of 30 ft. on 67th drive, is vacant and under the same ownership; that it is now proposed to construct a six story fireproof rear extension to the present warehouse; that this proposed extension will be 50 by 50 ft. in size and of the same height as the existing building; that the extension will be located almost entirely within the business use district, except that a small triangular portion, approximately 200 sq. ft. in area, will project into the residence district at the rear because of the angle between Queens boulevard and 67th drive; that since a storage warehouse is a permitted use in a business district, the only portion of the building requiring a zoning variance as to use is this 200 sq. ft. triangle; that it is also proposed to extend the parking lot use over the balance of the lot within the residence use district; that this parking use will be solely for customers' and employees' cars for both the stores and warehouse, with no fee to be charged; that 5 ft. 6 in. high woven wire fences will be provided along all interior lot lines which are not fenced at present; that there is an existing parking lot abutting the site to the west; that this adjoining parking lot (lot No. 19) was the subject of a conditional variance by the Board under Cal. No. 564-51-BZ, and the existing fence of this lot along the lot line will remain undisturbed; that a strip of planting and shrubbery, protected by concrete curbing, will be provided along the south lot line facing the warehouse; that it is further proposed to provide required off-street loading space for the new warehouse within this open parking area; that there is an existing curb cut from 67th drive to the parking lot which was approved by the

building department under B.N. 2934-50; that it is proposed to shift this curb cut approximately 30 ft. to the south so as to clear the new extension and enlarge this cut to a 20 ft. curb cut to permit easy ingress and egress; that there is an existing approved gasoline tank and pump now located in the parking lot which will be entirely removed under the proposed alteration; that the entire property is located in a D area district and the areas in question are as follows: business district, 20,258 sq. ft.; permissible coverage prior to construction of stores, 9,965 sq. ft.; area of stores, 9,219 sq. ft.; area permitted to be covered as of present date, 750 sq. ft.; area of proposed extension, 2,500 sq. ft.; proposed excess coverage, 1,750 sq. ft.; and

WHEREAS, the applicant contends that in addition to the area within the business zone, there is an additional 5,346 sq. ft. of vacant land within the residence district which provides light and air for the premises and surrounding property; that since the proposed warehouse will be 26.52 ft. from the south lot line and since the lot immediately adjoining to the south (lot No. 40) is under the same ownership as the site, it is felt that the excess area herein requested can have no adverse effect on the light and air of nearby properties; that as previously mentioned, it is proposed to shift the curb cut for the parking lot further south and to enlarge this curb cut; that section 7A specifically excludes entrances to permitted parking and unloading spaces from the restrictions of this section, but in this instance the department deemed that they were not entitled to this exemption since the parking lot would be partly in a residence district and was therefore not a permitted parking lot; that no additional driveways are requested but only the relocation of a present curb cut so as to be opposite the proposed parking lot driveway; that the existing curb cut and loading door in the present warehouse will remain undisturbed and no new entrance to the new extension will be provided along 67th drive; and

WHEREAS, the applicant states that as of July 25, 1916 the portion of the property within 100 ft. of Queens boulevard was in a C area district and the remainder of the property was in a D area district; that the entire property was changed to a D area district on February 5, 1940; that the use and height designations have not been changed since July 25, 1916; and

WHEREAS, the applicant further states that the property most affected by this application is the lot immediately to the south of the site; that this lot (No. 40) is under the same ownership as the site; that the other abutting lots are so far from the proposed warehouse extension as to be almost entirely unaffected; that the warehouse itself is a conforming use, except for the small triangular sliver as hereinbefore described; that the extended parking use is a desirable and necessary adjunct to the stores and to the warehouse, and is in the public interest in this congested area; that the present warehouse is greatly overcrowded and there is a considerable demand for additional warehouse facilities; that the warehouse property has been under the same ownership and control for more than 30 years; that the type of business is quiet in nature, namely, storage of household furnishings, and creates a minimum of traffic; and

WHEREAS, the applicant states that the present owner has held title to the property since May 12, 1922 for lot No. 28 and since February 6, 1951 for lot No. 38; that the assessed valuation of land is \$135,000 and of the buildings \$143,500, making a total of \$278,500; that the buildings were erected in 1927 and 1952; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and A of the zoning resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the ground of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and

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area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivisions c and A as to extension of use, and Section 21 as to extension of area, to permit an extension of the lawfully existing storage warehouse, substantially as proposed and as indicated on plans filed with this application, marked "Received June 18, 1954" (1 sheet), "April 30, 1954" (9 sheets) and "October 21, 1954" (1 sheet), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as permitted by resolution adopted this day under Calendar Number 360-54-A; that there shall be no windows in the rear wall of the proposed extension; that such fire-fighting equipment shall be installed and maintained as the Fire Commissioner shall direct; that the building shall not be further increased in height or area; that there shall be no signs on the proposed extension; that existing signs on the existing warehouse building shall be reduced to a space of not over 18 feet from the main roof line and with lettering only on the north and west sides; that the vertical sign may remain on the Queens boulevard side; that new painted signs shall be on a dark background with lettering a light shade off white; that parking of and storage of motor vehicles belonging to the owner and its employees and store patrons may be extended as proposed into the more restricted district provided the space is surfaced with concrete or asphalt and there is erected and maintained a woven wire fence of the chain link type on a concrete base to a total height of five feet six inches on lot lines to the west and north and with a similar fence with gate at the street line; that where fences exist on the common lot line, as required under Cal. No. 564-51-BZ, such fences need not be duplicated, but shall be maintained jointly in good condition; that the existing curb cut to 67th Drive may be relocated and constructed to a width of 20 feet; that planting shall be maintained where proposed; that the existing gasoline pump and storage tank shall be removed; that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

360-54-A

APPLICANT—Charles M. Spindler, for Muller Brothers Holding Corp., owner.

SUBJECT—Application April 30, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—101-08 to 101-24 Queens boulevard and 101-21 to 101-33 67th drive, southwest corner, Block 3171, Lot 28, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated April 13, 1954 on Alt. Applic. 441-54, reads:

"3. Provide exits as per 6.1.2.2.3 of the Building Code from proposed extension."

and

WHEREAS, the applicant states that the building is 1 and 6 stories, 13 and 63 ft. 4 in. in height, 202.58 ft. by 59 ft. 6 in. irregular in area at 1st floor, 51 ft. by 50 ft. in area at typical floor, of class 1 and class 3 construction, erected 1927 and 1952, located on a lot 202.58 ft. front by 126.52 ft. irregular in area, in business and residence use, D area, class 1 height district and used and occupied since 1927 and 1952; cellar—boiler room and storage; 1st floor—storage, stores and auto showroom; 2nd to 6th floors—storage; proposed to be increased in area above the 1st floor to 51 ft. front by 100 ft. in depth and the present use and occupancy continued; that the building is provided with one 3 ft. 8 in. wide interior

steel stairs, masonry enclosed, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street; and

WHEREAS, the applicant states that the existing storage warehouse was constructed in 1927 under N.B. Applic. 13340-27 and is a six story fireproof building approximately 2,750 sq. ft. in area; that in addition to the freight elevator, there is one fireproof stairway, 3 ft. 8 in. wide, enclosed in fireproof materials leading from roof bulkhead direct to street; that it is now proposed to construct a 2,500 sq. ft. extension to this warehouse to be of fireproof construction throughout and connected to the present warehouse on all floors; that this appeal is filed to secure permission to maintain the present stairway to serve both the present building and the new extension; that there will be normally no occupants on the upper floors except for the occasional occupancy by two warehousemen in charge of the building; that due to this extremely low occupancy and the fireproof construction it is felt that the single stairway is adequate.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 441/54, Objection 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building in all other respects shall comply with all laws, rules and regulations applicable thereto, other than as modified by resolution adopted this day under Cal. 359-54-BZ; that this variance shall continue only so long as the existing building as extended shall have no regular human occupancy above the first floor as proposed; that such fire fighting equipment shall be installed as the fire commissioner shall direct and that the requirements of the resolution adopted this day under Cal. No. 359-54-BZ shall be complied with.

391-54-BZ

APPLICANT—Kitzler and Nurick, for U. K. Realty Corp., owner.

SUBJECT—Application May 18, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a structure using more than the area permitted.

PREMISES AFFECTED—2386-2392 Flatbush avenue, west side, 200 ft. north of Avenue T, Block 8528, Lots 65, 67 and 68, Borough of Brooklyn.

APPEARANCES—

For Applicant: H. J. Nurick.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 13, 1954 after due notice by publication in the Bulletin; laid over to October 26, 1954 for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Flatbush avenue and Avenue T are in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 3, 1954 acting on N.B. Applic. 122-54, reads:

"1. The area of the proposed structure exceeds that permitted in a 'D' area district by the Zoning Res. Art. IV, Sect. 14."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 ft. frontage by 100 ft. in depth, presently vacant, except for nursery garden which was approved under N.B. 575-49; that it is proposed to erect a building to cover entire lot, one story, 13 ft. in height, of class 3 construction, to be used as stores; and

WHEREAS, the applicant contends that the zoning resolu-

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tion limits the size of a building in a D area district to 55% of the area of the lot; that this limitation places a severe hardship on the owner of this property, as inquiries concerning the proposed stores, all require a deep store; that the building adjoining the site, to the north, is a one story brick business building, occupying the full depth of 100 ft.; that to the rear of the site and located on the rear lot lines of the buildings on Hendrickson street, are one story private garages, and on the property to the south, there is now located a large automatic auto laundry and a used car lot; that further south, on the southwest corner of Flatbush avenue and Avenue T and on the southeast corner of Flatbush avenue and Avenue T, there are existing gas stations; that the proposed building will be 12 ft. high to the top of the roof, so that no adjoining property owner will be deprived of light and ventilation; that the property has been in one ownership since November 9, 1948, during which time all obligations have been met in connection with taxes, etc., and improvement of the property at this time would be of benefit to the city and would permit the owner to realize a fair return on his investment; that it is now necessary to provide larger stores than in the past, and unless the proposed stores can be erected large enough to attract desirable tenants, the owner feels that he cannot increase his investment in this property and be sure of a fair return; that since this lot is located in a business use district, a large percentage of unbuilt upon area of the lot could be occupied with loading and unloading space; that this use could be added to the permitted area of the building in this district; that this appeal is being made under section 21 because of the fact that to the north of the subject plot, the full depth of the lot is occupied, and to the south the land is occupied by an auto laundry, a non-conforming use, and that there are garages on the rear lot line, and that the light and ventilation for the surrounding properties will not be affected; that to be deprived of the use of the entire lot would be an unnecessary hardship; and

WHEREAS, the applicant states that the present owner has held title to the property since November 9, 1948; that the assessed valuation of land is \$10,000 and of the buildings \$500, making a total of \$10,500; that the building was erected 1949; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board, and due consideration given to the conditions at the rear where accessory garages of adjoining premises exist and it was also noted that the building on the adjoining lot to the east occupies the whole depth of the lot; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to area, to permit the coverage of the plot substantially as proposed and as indicated on plans filed with this application, marked "Received May 18, 1954" (5 sheets), *on condition* that all existing buildings and uses shall be removed from the premises; that the building to be erected shall not be increased in height or area beyond what is proposed; that there shall be no window openings on the rear or side lot lines to the west; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that partitions dividing the stores shall be carried up to the underneath side of the roof boards; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

468-54-BZ

APPLICANT—Ingram S. Carner, for William Reeder, owner.

SUBJECT—Application June 9, 1954 (decision of the borough superintendent), under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office, and the parking of cars waiting to be serviced; and to permit the use of existing accessory building located on existing gasoline service station located on northeast corner of Utopia parkway and Horace Harding boulevard (previously granted by the Board for a term of years under Cal. No. 77-32-BZ).

PREMISES AFFECTED—175-33 to 175-41 Horace Harding boulevard, 59-02 to 59-08 Utopia parkway, northwest corner and 175-50 to 175-60 59th avenue, Block 6890, Lot 1, Fresh Meadows, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner, Charles Weinstein and William Reeder.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 5, 1954 after due notice by publication in the Bulletin; laid over to October 26, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, D area, class 1 height district; Utopia parkway and Horace Harding boulevard are in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 8, 1954 acting on Alt. Applic. 1109-54, reads:

"1. Use of premises located in a residence use district as gasoline service station, lubritorium, car washing (non-automatic), office, storage and sales of auto accessories, and parking of cars waiting to be serviced is contrary to Art. II, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 108.42 ft. frontage by 82.74 ft. in depth, irregular, presently vacant; that the property referred to is presently zoned as a residence use, class 1 height, D area district; that these designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that it is proposed to erect a gasoline service station by relocating existing one granted by the Board under Cal. No. 77-32-BZ at the northeast corner of Utopia parkway and Horace Harding boulevard; and

WHEREAS, the applicant contends that the above described premises is the result of the widening on the north side of old Horace Harding boulevard of 100 ft. and the renaming of same to be Horace Harding expressway; that this parcel of land was purchased by the present owner and operator of the gas station now located on the northeast corner of Utopia parkway and Horace Harding boulevard and the present gas station was granted by the Board under Cal. No. 77-32-BZ, Vols. I, II and III; that the most recent grant was on September 30, 1947 for a period of ten years; that due to the widening of Horace Harding boulevard, it is now necessary for the owner to relocate his business and it is proposed to relocate this accessory building to the new location on the opposite corner; that the present building as built represents full compliance with the prior Board resolution and it represents a considerable financial investment to the owner who operates the station that has existed since May 20, 1932; that the proposed layout calls for two 30 ft. curb cuts on Horace Harding expressway and only one 30 ft. curb cut on Utopia parkway, which is less than the two existing curb cuts as

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granted by the Board for the present location; that this building which was granted by the Board will be of colonial period design with brick facade and slate shingle roof; that as a matter of fact, this building is considered to be one of the best looking buildings of this type on Horace Harding boulevard; that the entire area from 175th street to 182nd street and from the new line of Horace Harding expressway to North Hempstead turnpike is vacant, unimproved land, with unopened streets, etc., so that the relocation of this established use to the new location will in no way adversely affect any property owner, but rather will answer the need for the services that this gas station will continue to offer along this heavily trafficked thoroughfare; that this proposed variance proposes merely to relocate the prior granted station, and it is therefore requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since March 4, 1954; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that in view of the proposed widening of Horace Harding boulevard which will result in the taking of the owner's present gasoline station which was subject to a variance granted by the Board under Cal. No. 77-32-BZ of the proposed new station in substitution for the present one to be removed should be permitted under suitable conditions; and

WHEREAS, the Board found no basis for granting the variance under Sections 7c and 21 and requested the applicant to amend his application to bring it under Sections 7e and 7i of the Zoning Resolution; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen (15) years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received June 9, 1954" (4 sheets), *on condition* that the accessory building shall have no cellar under it and in all other respects shall be of the design and construction proposed and shall comply with the requirements of the Building Code; that the premises shall be leveled substantially to the grade of the surrounding streets and shall be surfaced with concrete or asphaltic pavement; that the pumps shall be of an approved low type and erected not nearer than 15 ft. to the new line of Horace Harding boulevard; that curb cuts shall be restricted to two to Horace Harding boulevard, each 30 ft. in width, located as shown, and one curb cut to Utopia parkway, where shown, of similar width; that no curb cut shall be nearer than 5 ft. to a lot line as prolonged; that along the lot line to the west where walls of accessory buildings do not occur, there shall be erected a masonry wall not less than 5 ft. 6 in. in height of the design proposed, except that such wall may be reduced to a height of not less than 4 ft. 6 in. within 10 ft. of the building line of Horace Harding boulevard and Utopia boulevard; that a similar fence shall be constructed and erected along the street line of 59th avenue and under similar conditions; that landscaping shall be maintained in the areas proposed planted with suitable material and properly protected with concrete curbing 6 in. in width by 6 in. in height erected on a suitable foundation; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the intersection of Horace Harding boulevard and Utopia parkway of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that the sidewalks and curbing abutting the premises shall be arranged and reconstructed to the satisfaction of the Borough President; that the number of gasoline storage tanks shall be limited to eight

550 gallon tanks; that such portable fire-fighting equipment shall be maintained as the Fire Commissioner shall direct; that under section 7i there may be minor repairs with hand tools only for adjustments, carried on solely within the accessory building; that inasmuch as this station is to be constructed to take the place of a station previously permitted by the Board under Cal. No. 77-32-BZ and it is proposed to remove the building therein permitted to this new site, the use of this building and these premises shall not take place until the widening of Horace Harding boulevard has been established and is in process, to the end that the existing gasoline station shall cease being used as soon as the new station is completed and a new certificate of occupancy obtained therefor; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 3:25 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 26, 1954, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

793-52-A

APPLICANT—Joseph Schafran, for Morton Pickman, Bess Berley and Esther Elman, owners.

SUBJECT—Application October 1, 1952—Appeal from decisions re orders of the fire commissioner.

PREMISES AFFECTED—206-10 to 206-16 86th road, 86-50 to 86-54; 86-60 to 86-64; 86-72 to 86-76; 86-80 to 86-84 and 86-92 to 86-96 208th street (Block 10590, Lot 100); 209-10 to 209-16 and 209-30 to 209-34 86th drive and 210-10 to 210-16 and 210-34 to 210-40 Grand Central parkway (Block 10592, Lot 150); 209-31 to 209-35 86th drive; 86-09 to 86-15; 86-35 to 86-39; 86-61 to 86-65 and 86-91 to 86-95 208th street; 208-26 to 208-30; 208-70 to 208-76; 208-84 to 209-90 Grand Central parkway (Block 10593, Lot 2); 206-09 to 206-15 86th road; 86-02 to 86-06; 86-18 to 86-20 and 86-26 to 86-30 208th street, Block 10599, Lot 100, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, Orders #43710 LC, 43712 LC, 43715 LC and 43717 to 43725 LC, inclusive, issued by the Fire Commissioner August 5, 1952, Orders No. 43711 LC, 43714 LC and 43716 LC issued by the Fire Commissioner undated and Orders Nos. 45250 to 45255 LC issued by the Fire Commissioner October 23, 1952, as referred to in decisions of the Fire Commissioner dated October 22 and October 29, 1952, read:

"Inspectors of this department report that hazardous conditions were found to exist at the above premises. Kindly communicate with this department as soon as the following regulations have been complied with, so that these premises may be reinspected.

1. Provide that every heating system in which oil is preheated, shall be under the direct supervision of a person holding a certificate of fitness issued by the Fire Commissioner, and who shall be in the building at all times while the burners are in operation."

and

WHEREAS, the applicant states the premises consist of a plot 2,165 ft. front by 1,040 ft. irregular in depth, located in a residence use, F area, Class 1 height district, upon which

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22 buildings, 3 stories 28 ft. 1 in. in height of Class 3 construction, each 223 ft. front by 99 ft. 8 in. in depth were erected in 1952 for use as Class A multiple dwellings, for which certificates of occupancy have been issued by the Borough Superintendent; and

WHEREAS, the applicant states the premises consist of a plot exceeding 30 acres, improved with an FHA 608 project, consisting of 22, 3-story multiple dwellings, containing 48 apartments each with garage and laundry facilities inside the buildings and with play areas, parking and sitting areas outside the buildings; that the buildings cannot be separately sold and apartments are on the rental basis only; that each individual building furnishes its own heat with its own boiler and has only 48 apartments to serve and therefore is of small capacity; that each boiler is equipped with the most modern automatic devices, consisting of preheater, burner, control methods for the burning of No. 6 fuel oil; that all components are as approved by the Board of Standards and Appeals; that the installation is designed so as to require the least amount of adjustment; and

WHEREAS, the applicant contends that the grouping of buildings and the fact the boilers for each group are under the direct supervision of one man will enable the owners to employ more competent men; that there will thus be five groups of six competent persons holding certificates of fitness, each with not more than five boilers under his supervision and control; that each supervisor resides on the premises and is on call 24 hours a day; and

WHEREAS, the applicant has filed a statement by a Licensed Professional Engineer, stating that he has examined the installation and that the oil burner in each boiler room consists of a Type 30, Size 4½ A.V.H. Johnson oil burner for burning No. 6 oil, as approved by the Board under Cal. No. 198-32-SA, and that each boiler room is equipped with a Ula preheater, as approved by the Board under Cal. No. 376-50-SA and that this preheater is complete with probe, transformer relays, alarm circuit, single lamps and fuel oil cut-offs; and

WHEREAS, the applicant has filed with this appeal a schedule of resident engineer assignments, reading as follows:

Key	Name	Residence	Buildings Served	Day Off	Cert. of Fitness	Expires
1	Tom Campione	86-09 208th St. (Bldg. X)	A, V, W, X	Thurs.	B-01569	12/30/56
2	Frank Bernstein	206-16 8th Rd. (Bldg. E)	B, C, D, E	Wed.	B-95424	8/30/56
3	John Boyko	86-72 208th St. (Bldg. H)	F, G, H, J, K	Sun.	B-02846	12/30/56
4	Bert Stewart	86-61 208th St. (Bldg. T)	R, S, T, U	Tues.	B-95946	8/30/56
5	George Callan	209-31 86th Dr. (Bldg. Q)	L, M, N, P, Q	Sat.	B-95425	8/30/56
6	John Boye	86-39 208th St. (Bldg. V)	Relief	Fri.	B-02847	12/30/56

Resolved, that the decisions of the Fire Commissioner, as expressed in order numbers as above cited, Objection No. 1, be and they hereby are *modified* and that the appeal be and it hereby is *granted on condition* that there shall be installed in each boiler room a time clock station, so that inspection can be made with a portable time clock and report of each boiler room listed and left in the business office of the company for Fire Department inspection; that the equipment,

including the preheaters and oil burners shall be maintained to the satisfaction of the Fire Commissioner and properly labeled to show Board approval; that fees shall be paid to the Fire Commissioner as required by law from the beginning of the use of the boiler rooms to the date of this resolution, as proposed by the applicant; that inspection of the boiler rooms shall be in accordance with the daily boiler room schedule submitted by the applicant as follows:

DAILY BOILER ROOM INSPECTION SCHEDULE

Engineer Key No.	Boiler Room Designation and Location	Inspection No. and Time							
		#1	#2	#3	#4	#5	#6	#7	#8
1	A-86-02/06-208th St.	7:00 A.M.	9:00 A.M.	11:00 A.M.	1:00 P.M.	3:00 P.M.	5:00 P.M.	7:00 P.M.	9:00 P.M.
	X-86-07/15-208th St.	7:15 A.M.	9:15 A.M.	11:15 A.M.	1:15 P.M.	3:15 P.M.	5:15 P.M.	7:15 P.M.	9:15 P.M.
	W-206-26/30 Gr. Central Pkwy.	7:30 A.M.	9:30 A.M.	11:30 A.M.	1:30 P.M.	3:30 P.M.	5:30 P.M.	7:30 P.M.	9:30 P.M.
	V-86-35/37-208th St.	7:45 A.M.	9:45 A.M.	11:45 A.M.	1:45 P.M.	3:45 P.M.	5:45 P.M.	7:45 P.M.	9:45 P.M.
2	B-86-16/20-208th St.	7:00 A.M.	9:00 A.M.	11:00 A.M.	1:00 P.M.	3:00 P.M.	5:00 P.M.	7:00 P.M.	9:00 P.M.
	C-86-26/30-208th St.	7:15 A.M.	9:15 A.M.	11:15 A.M.	1:15 P.M.	3:15 P.M.	5:15 P.M.	7:15 P.M.	9:15 P.M.
	D-206-09/15-86th Rd.	7:30 A.M.	9:30 A.M.	11:30 A.M.	1:30 P.M.	3:30 P.M.	5:30 P.M.	7:30 P.M.	9:30 P.M.
	E-206-10/16-86th Rd.	7:45 A.M.	9:45 A.M.	11:45 A.M.	1:45 P.M.	3:45 P.M.	5:45 P.M.	7:45 P.M.	9:45 P.M.
3	F-86-50/54-208th St.	7:00 A.M.	9:00 A.M.	11:00 A.M.	1:00 P.M.	3:00 P.M.	5:00 P.M.	7:00 P.M.	9:00 P.M.
	H-86-72/76-208th St.	7:12 A.M.	9:12 A.M.	11:12 A.M.	1:12 P.M.	3:12 P.M.	5:12 P.M.	7:12 P.M.	9:12 P.M.
	J-86-80/84-208th St.	7:24 A.M.	9:24 A.M.	11:24 A.M.	1:24 P.M.	3:24 P.M.	5:24 P.M.	7:24 P.M.	9:24 P.M.
	K-86-92/96-208th St.	7:36 A.M.	9:36 A.M.	11:36 A.M.	1:36 P.M.	3:36 P.M.	5:36 P.M.	7:36 P.M.	9:36 P.M.
	G-86-60/64-208th St.	7:48 A.M.	9:48 A.M.	11:48 A.M.	1:48 P.M.	3:48 P.M.	5:48 P.M.	7:48 P.M.	9:48 P.M.
4	R-86-91/95-208th St.	7:00 A.M.	9:00 A.M.	11:00 A.M.	1:00 P.M.	3:00 P.M.	5:00 P.M.	7:00 P.M.	9:00 P.M.
	S-208-84/90 Gr. Central Pkwy.	7:15 A.M.	9:15 A.M.	11:15 A.M.	1:15 P.M.	3:15 P.M.	5:15 P.M.	7:15 P.M.	9:15 P.M.
	U-208-70/76 Gr. Central Pkwy.	7:30 A.M.	9:30 A.M.	11:30 A.M.	1:30 P.M.	3:30 P.M.	5:30 P.M.	7:30 P.M.	9:30 P.M.
	T-86-61/65-208th St.	7:45 A.M.	9:45 A.M.	11:45 A.M.	1:45 P.M.	3:45 P.M.	5:45 P.M.	7:45 P.M.	9:45 P.M.
5	L-209-10/16-86th Drive	7:00 A.M.	9:00 P.M.	11:00 A.M.	1:00 P.M.	3:00 P.M.	5:00 P.M.	7:00 P.M.	9:00 P.M.
	M-209-30/34-86th Drive	7:12 A.M.	9:12 P.M.	11:12 A.M.	1:12 P.M.	3:12 P.M.	5:12 P.M.	7:12 P.M.	9:12 P.M.
	N-210-34/40 Gr. Central Pkwy.	7:24 A.M.	9:24 P.M.	11:24 A.M.	1:24 P.M.	3:24 P.M.	5:24 P.M.	7:24 P.M.	9:24 P.M.
	P-210-10/16 Gr. Central Pkwy.	7:36 A.M.	9:36 P.M.	11:36 A.M.	1:36 P.M.	3:36 P.M.	5:36 P.M.	7:36 P.M.	9:36 P.M.
	Q-209-31/35-86th Drive	7:48 A.M.	9:48 P.M.	11:48 A.M.	1:48 P.M.	3:48 P.M.	5:48 P.M.	7:48 P.M.	9:48 P.M.

For Name and Residence of Engineers Represented by Key Nos. on the Schedule Above
Refer to Schedule of Resident Engineer Assignments.

and that in all other respects the requirements of law applicable thereto shall be complied with.

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896-52-A

APPLICANT—Hal. I. Mirowitz, for Vito Brancato, owner.
SUBJECT—Application December 22, 1952—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—482-484 Leonard street, east side, 78 ft. north of Engert avenue, Block 2698, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Hal. I. Mirowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 24, 1952, on Alt. Applic. 1710/52, reads:

"1. Exits from all floors including cellar to comply with sect. 270 Labor Law.

"3. Provide skylight in stair enclosure as per sections 10.5.4 and 10.12.7 B. Code.

"4. Submit boring data.

"5. Floors to be adequate for 120 lbs. per sq. ft. live-load, Sect. 7.3.2.3. B.C."

and

WHEREAS, the applicant states the building is 1 and 2 stories, 27 ft. in height, 50 ft. by 100 ft. in area at street level, 25 ft. by 61 ft. 6 in. in area at 2nd floor level, of Class 3 construction; date of erection unknown; located on a lot 50 by 100 ft. in area in an unrestricted use, C area, Class 1 $\frac{1}{4}$ height district, used and occupied since 1946: Cellar—paper and bag storage and baling, 0 persons; 1st floor—baling and storage of waste paper and rags, 6 persons; 2nd floor—offices, 4 persons. The building is proposed to be increased in area on 2nd floor to 50 ft. by 61 ft. 6 in. in Class 3 construction and used and occupied: cellar—paper and rag storage, 0 persons; 1st floor—loading, unloading, storage and baling of waste paper, 2 persons; 2nd floor—office, storage and baling of rags, 2 persons. The building is provided with one interior 3 ft. wide wood stairs, enclosed in fire-retarded partitions, equipped with 1-hour fireproof self-closing doors, leading direct to street and provided with ladder and scuttle to roof; there is one fire escape on the front extending to street by counterbalanced ladder; window and door openings on course thereof are fireproof, self-closing; and

WHEREAS, Certificate of Occupancy #131556 issued February 4, 1952, upon completion of work under Alt. App. 1109/46, permits the following use and occupancy: Cellar—paper and rag storage and baling, 0 persons; 1st floor—baling and storage of waste paper and rags, 6 persons; 2nd floor—offices, 4 persons; and contains the note: "Fire Department Letter of Approval dated January 30, 1952."; and

WHEREAS, the applicant states the building was altered under Alt. App. 1109/46, completed December 10, 1951, and certificate of occupancy issued; and

WHEREAS, the applicant contends that the number of occupants is not being changed; that the existing stairhall enclosure was approved by the Borough Superintendent under Alt. App. 1109/46 and the ventilation and light was obtained as noted on plans by a window on the lot line; and

WHEREAS, the applicant contends as to Objection 4 issued by the Borough Superintendent, that the building was partly three stories prior to Alt. Applic. 1109/46; that under Alt. App. 1109/46 the soil was exposed for inspection by the Inspector of the Department of Housing and Buildings under the front and side walls; that the front wall and foundations are newly installed and part of the side wall consists of new foundations; that concrete walls were dropped to a depth of more than 12 ft. for the baling pit; that when this work was done the nature of the soil was exposed before concrete was poured; that the proposed liveload for the new

extension is 120 lbs. per sq. ft., that the applicant requests the Board accept the existing liveload for the 2nd floor in existing portion of the building; that the beams are capable of standing a liveload of 75 lbs. per sq. ft.; and

WHEREAS, an examination of the records of the Borough Superintendent indicates that Alt. App. 1109/46 was filed March 19, 1946, to construct a loading ramp, install balers, increase the 2nd floor area and demolish the 3rd floor and obtain a new certificate of occupancy for the use of the building, as follows: Cellar—paper and rags, baling and storage; 1st floor—baling and storage of waste paper and rags, 6 persons, 120 lb. liveload; 2nd floor—offices and paper and rag baling and storage, 120 lb. liveload, 4 persons; 3rd floor to be demolished. The existing use of the building was shown to be—Cellar, ordinary—1st floor—automobile garage and paper and bag storage; 2nd floor—dwelling; 3rd floor—dwellings. Objections were issued June 3, 1947, requiring as follows: "2. Floor loads to be adequate for three times the required load." "3. 2nd floor joists—light." "4. Retaining walls—light." "5. Specify weights of steel. 6. Provide 70° ladder to roof. 7. Provide 2 legal means of egress from first floor. 8. Note size of all steel. 9. Rolling door not to project over 18 in. beyond building line." New specification sheet was filed June 11, 1947, showing the following proposed uses: Cellar—paper and rag storage and baling, 0 persons stated; 1st floor—storage of waste paper and rags, 6 persons, 120 lbs. liveload; 2nd floor—offices, 4 persons, 60 lb. liveload; 3rd floor to be demolished. Objection was issued June 12, 1947, reading as follows:

"1. Floor loads not to exceed $\frac{1}{3}$ safe bearing capacity—storage— $\frac{2}{3}$ floor area and $\frac{2}{3}$ ceiling height.

2. Any school, hospital or place of amusement or public assembly within 50 ft. of premises.

3. Provide a fire-extinguishing system (sprinkler)."

The application was approved June 13, 1947, by the Borough Superintendent and permit issued June 16, 1947; amendment was filed August 22, 1950, requesting the application be extended for an additional year as work is delayed due to prevailing conditions. This amendment was approved August 24, 1950 and permit issued August 24, 1950. Amendment was filed October 9, 1950, to eliminate construction of the interior court and reducing the court area and elimination of west wicket door and to erect exit doors to stairway exit in accordance with revised plans; this amendment was approved September 13, 1951. On September 19, 1951, objections were issued as follows: "11. Submit detail of bottom of wicket door to Chief Engineer for his consideration. 12. Fire escape from 2nd floor to comply with Sec. 274 of Labor Law." Amendment filed October 4, 1951, was to relocate the fire escape balcony at the 2nd story from center window to northerly window on Leonard Street and approved October 22, 1951. Permit was issued December 14, 1951. Application for certificate of occupancy was filed September 12, 1951. On October 23, 1951, the Borough Superintendent requested the Fire Department to advise whether or not the present baling and storage of combustible fibres met with the approval of the Fire Department as any application had been made for a certificate of occupancy. A similar request to the Fire Department was sent by the Borough Superintendent on January 9, 1952. On January 30, 1952, the Fire Department advised the Borough Superintendent that the Division of Fire Prevention had no objection to the storage of three tons of loose combustible fibres on the above captioned premises. Certificate of Occupancy #131556 was issued February 4, 1952.

Cloth plans filed September 13, 1951, approved September 13, 1951, by the Borough Superintendent under Alt. App. 1109/46, contains the following general note: "Floor loads shall not exceed $\frac{1}{3}$ safe bearing capacity." Storage $\frac{2}{3}$ floor area and $\frac{2}{3}$ ceiling height. A sprinkler, fire-extinguishing system shall be installed filed hereafter under a separate application. Contractor to furnish detailed construction plans for fire escape approval before starting fabrication and erection."; and

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WHEREAS, an examination of Fire Department Folder #46624.17 indicates that Order #19880-LF issued February 20, 1947, required the installation of a sprinkler system throughout the building. Order #13787 LC was issued by the Fire Commissioner April 22, 1948, requiring an approved fire extinguishing system to be installed. This order has been marked "Rescinded". Report of Inspector of the Division of Combustibles dated August 24, 1950, stated that the demolition of the 3rd story would begin August 28, 1950. There was a conviction and fine in Magistrate's Court September 11, 1950, on charge of violating Sec. C19-149.0 sub. d of the Administrative Code. Report of inspector of Division of Combustibles dated January 24, 1952, was that the third floor had been removed and the building is now 2 stories in height and less than 5,000 sq. ft. in area and recommended rescindment of Order #13787 LC. Permit #127626 was issued by the Fire Department May 15, 1952, for three tons of loose rags and paper.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 1710/52, Objection 1, and that the appeal be and it hereby is *granted on condition* that the exits shall be maintained as proposed and shown on plans filed with this application, marked "Received December 22, 1952" (4 sheets) and "August 14, 1953" (1 sheet); that the balcony proposed on the front of the building with counterbalanced stair to street shall be constructed and maintained in accordance with the requirements therefor; as to Objection 3, that a skylight in the stair enclosure to second story roof may be omitted, provided a means of exit is provided to lead from the second story to the roof of the rear one story portion; as to Objection 5, that the existing floor load of 75 lbs. per superficial foot may be accepted and posted and the floor at no time shall be loaded beyond such capacity; as to Objection No. 4, that the applicant shall submit to the Borough Superintendent such information as may be required as to subsurface conditions with the proposed extension; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

332-53-A

APPLICANT—St. John's University, owner.

SUBJECT—Application April 30, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—Block bounded by Union turnpike, 170th street, Utopia parkway, 82nd avenue, 172nd street, service road of Grand Central parkway, 168th street and proposed Goethals avenue (Block 7021, Lot 1; Block 7022, Lot 1; Block 7023, Lot 1; Block 7029, Lot 30; Block 7030, Lot 30; Block 7031, Lot 1; Block 7032, Lot 1; Block 7033, Lot 1; Block 7034, Lots 1 and 12; Block 7035, Lots 1, 11 and 28; Block 7036, Lots 1, 10 and 23; Block 7037, Lots 1, 10 and 28; Block 7048, Lots 64, 66, 69 and 74; Block 7049, Lot 1; Block 7051, Lot 1; Block 7052, Lot 1; Block 7053, Lot 1; Block 7054, Lot 1; Block 7055, Lots 1 and 8; Block 7056, Lots 1 and 9; Block 7058, Lot 1; Block 7059, Lot 1; Block 7060, Lot 1; Block 7061, Lots 1 and 22; Block 7062, Lots 1 and 8; Block 7063, Lot 1; Block 7064, Lots 116, 122, 124, 127, 129, 131 and 136), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Clarence B. Maguire.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, Order #48969LC issued by the Fire Commissioner March 31, 1953, reads:

"With reference to your application indicated above it is regretted that this department is without power to grant such a permit. You shall therefore comply with the following order and notify this department promptly when such order has been complied with.

1. Discontinue the practice of building a bon-fire for the purpose of burning leaves. C19-148.0, Administrative Code."

and

WHEREAS, the applicant states the premises of acreage now in use as a golf course; and

WHEREAS, the applicant requests that the Board permit it to collect and burn leaves and rubbish which gather on the property adjacent to the fronts which bound it, including such fires as may be necessary to burn off undesirable undergrowth; that sufficient personnel will be maintained on the premises, equipped with such fire fighting equipment as necessary; that the owner has no other way at its disposal to get rid of the leaves, undergrowth and rubbish deposited on its property and therefore requests that the permit which it has had for about fifteen years be continued; and

WHEREAS, the applicant has filed copy of Permit #CB71558, issued by the Fire Commissioner, to expire March 13, 1953, which permitted it to burn leaves in the open area on the golf course; and

WHEREAS, the area has recently been inspected by a Committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on October 19, 1954, by adding thereto:

"*Resolved* further, that in view of the statement included in the Fire Department record that the continuance of the fires for burning leave is not objected to by the Department of Health or by the Department of Air Pollution Control, that the Fire Commissioner may issue a permit for such burning of leaves, provided no burning takes place within a distance of at least 250 feet from any building on the premises whether completed or under construction, and under such conditions as the Fire Department deems necessary to protect any adjoining premises."

549-53-A

APPLICANT—B. & B. Cleaners and Tailors, Inc., owner.
SUBJECT—Application July 16, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—198-10 Linden boulevard, south side, 280 ft. east of 198th street, Block 12619, Lot 5, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Irving Leavitt and Hyman Michaels.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, Order #34827-LC, issued by the Fire Commissioner December 13, 1951, repeated in a decision of the Fire Commissioner dated September 25, 1952, and referred in a decision of the Fire Commissioner dated June 19, 1953, reads:

"You are hereby notified that an inspection of above premises used as a technical establishment, shows the following must be done before permit requested by you can be issued;

6. Separate boiler from remainder of premises by unpierced wall of solid masonry at least 8 in. in thickness. Entrance to boiler room to be from exterior of building only. C19-72.0.a, Administrative Code."

and

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WHEREAS, the applicant states that the building is 2 stories, 20 ft. in height; 20 ft. front, by 65 ft. in depth, erected 1932, located on a lot 20 ft. front by 84 ft. 9 in. in depth, in a business use, D area district, and used and occupied since 1946—cellar, storage, 1st floor, technical establishment, store and tailor shop, 6 persons; 2nd floor, dwelling, 2 families; proposed to be used and occupied—cellar, storage and boiler room, no persons; 1st floor, dry cleaning plant and accessory tailoring, 6 persons; 2nd floor, dwelling, 2 families; and

WHEREAS, Certificate of Occupancy #Q-57474, issued August 17, 1949, upon completion of work under Alt. Applic. 601/46, permits the following use and occupancy: cellar on ground, storage, no persons; 1st floor, 120 lb. live load, store and tailor shop, technical establishment, number of occupants not stated; 2nd floor, 40 lb. live load, dwelling, 2 families, and states that fire department certification of combustibles #B241340 had been issued; and

WHEREAS, the applicant states that the building is provided with 1 interior wooden stairway, enclosed in 4 in. cinder blocks at the cellar and from 1st to 2nd floor in partitions of wood lath, wood studs and plaster; that the door to the stairway at the cellar level is fireproof self-closing; that in addition there is a fire escape extending to roof by ladder; and

WHEREAS, the owner was convicted and fined in Municipal Term, Magistrates Court, June 30, 1952, on a charge of violation of the Administrative Code; and

WHEREAS, the applicant contends that a revised plan was filed May 29, 1947, and approved June 24, 1947, and thereafter on August 17, 1949, Certificate of Occupancy, #Q57474 was issued; that on June 17, 1949, the Division of Combustibles of the Fire Department issued a combustible permit to the applicant to remain in effect to June 17, 1950; that at that time when plans were filed and the alterations made the applicant was ready, willing and able to comply with all requirements of the Administrative Departments; that the applicant did actually comply with all the rules and regulations of Administrative Departments and was duly licensed to conduct his business; that the order now appealed was issued because of a change in regulations by the fire department; that such a change should not be permitted to affect the applicant's position because he has spent many thousands of dollars to establish as required by various administrative departments of the City; that to attempt to comply with the order appealed from would necessitate an expenditure of many thousands of dollars and would bankrupt the applicant; and

WHEREAS, the applicant states that the solvent used has a flashpoint of 140 deg. F.; that 250 gallons of this solvent is kept on the premises; that the capacity of the washer is 60 lbs.; that the capacity of the extractor 40 lbs. and the capacity of the tumbler 60 lbs.; that no solvents whatever are stored in the cellar; that the cellar is used for the storage of filter powder, soap, and hangers; and

WHEREAS, the applicant has filed plans with this appeal indicating that no combustibles or solvents are kept in the "basement" except two 275 gallon approved fuel oil tanks; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Fire Commissioner as expressed in Order #34827-LC dated June 19, 1953, Item No. 6, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the cellar shall be maintained as proposed and as shown on plan filed with this appeal, marked "Received July 16, 1953" (1 sheet); that there shall be no solvents stored in the cellar except that the two 275 gallon fuel oil tanks may be maintained to supply the heater, provided the requirements of the Oil Burner Rules are complied with and the cellar is maintained to the satisfaction of the Fire Commissioner.

SUBJECT—Application January 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3837-3839 White Plains road, west side, 75.31 ft. south of East 221st street (2nd floor); Block 4655, Lot 42, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem and N. F. Cimaglia.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 14, 1954, on amendment to Alt. App. 102/51, reads:

"8. An unenclosed exterior stairway as a 2nd means of egress is contrary to Sect. 270 of the Labor Law."

and

WHEREAS, the applicant states the building is 2 stories, 20 ft. in height, 40 ft. by 180 ft. in area, Class 3 construction, erected in 1914 on a lot 46.5 and 10 ft. front by 180.01 and 72.3 feet in depth, in a business and residence use, C area, Class 1¼ height district, used and occupied since 1948: Cellar—storage and boiler room, 0 persons; 1st floor—office, print shop, storage and store, 15 persons; 2nd floor—factory and offices, 70 persons. No change in use or occupancy is now proposed. The building is provided with three 3 ft. 8 in. wide steel stairs, enclosed in fire-retarded partitions, equipped with 1-hour test self-closing doors and provided with ladder and scuttle to roof; and

WHEREAS, the applicant states the building was originally erected as a motion picture theatre in 1914 and later changed to a factory and printing establishment pursuant to variance granted by the Board under Cal. No. 655-24-BZ, Vol. III; that the owner has complied in all respects with the requirements of the Board's resolution and Alt. 102/51, except the item which is the subject of this appeal; and

WHEREAS, the applicant states two exits were required from the factory on the 2nd floor, which necessitated a fire-retarded corridor from the factory on the south side of building to the north stairway at the front; that the tenant in the north factory refused to allow subdivision of his office by the new corridor; that the only way to provide two independent means of egress from the south factory is by a 3 ft. outside iron stairway with door opening out on the proposed balcony; that there is adequate room in the exit court which is 6 ft. 8 in. wide with a new 3 ft. outside iron stairway will leave 3 ft. 8 in. for passage from the termination of exit stair at rear of exit court; and

WHEREAS, the applicant suggests that the proposed outside iron stairway be covered with a corrugated galvanized iron roof and the sides be enclosed in order to keep snow and ice off the stairway.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on amendment to Alt. App. 102/51, Objection 8, and that the appeal be and it hereby is *modified*, to permit the unenclosed exterior stairway as a second means of exit, as indicated on plans filed with this appeal, marked "Received January 22, 1954" (2 sheets), *on condition* that in all other respects the resolution adopted by the Board under Cal. No. 655-24-BZ, Vol. III shall be complied with; that this exterior stairway may be enclosed as proposed, but this permission shall not be deemed to be a grant of a variance of the Zoning Resolution therefor.

63-54-A

APPLICANT—Fred C. Dahlem, for Cosmetology Publications Corp., owner.

655-24-BZ—Vol. III

APPLICANT—Fred C. Dahlem, for Cosmetology Publishing Co., owner.

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SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a structure located in a residence and business use district, the use of more floor space for manufacturing than is permitted.

PREMISES AFFECTED—3837-3839 White Plains road, west side, 75.31 ft. south of East 221st street and 684 East 221st street, Block 4655, Lot 42, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on July 24, 1951, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on October 14, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 24, 1951, as thereafter *amended* by resolutions adopted through October 14, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work is substantially complete, that all permits required and a certificate of occupancy shall be obtained and all work competed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution; and that the requirements of the resolution adopted this day by the Board under Cal. No. 63-54-A shall be complied with." (Alt. 102/51)

70-54-A

APPLICANT—Degenhardt, Miller and Lindberg, for Flushing Hospital and Dispensary, owner.

SUBJECT—Application February 2, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—44-14 Parsons boulevard, southwest corner of 45th (Franconia) avenue, Block 5199, Lots 1, 19 and 21, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Eugene Miller.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, order #53697LC issued by the Fire Commissioner September 21, 1953 and referred to in a decision of the Fire Commissioner dated January 27, 1954, reads:

"2. Remove the refrigerating system or systems from the stairway or hall of the building. C19-98.0-f-1. Administrative Code. (This applies to Coca Cola machine, Venda & G. E. water cooler in 1st floor hall)."

and

WHEREAS, the applicant states that the building is five stories, 72 ft. in height, 212 ft. front by 155 ft. in depth, of fireproof construction, located in a residence use, D area, class 1 height district erected in 1913 and in 1924 and used and occupied since 1914 and 1925 as a hospital; and

WHEREAS, the applicant contends that the soft drink dispensing machine in question is a Spa-Carb machine, Model 4D-51 containing 3½ lbs. of F-12 refrigerant in a hermetically sealed unit and is of a type approved by the Board under Cal. No. 270-50-SA; that this machine is located in an 8 ft. wide corridor in section B of the hospital and has an unobstructed clearance of 5 ft. 8 in. between the front of the machine and the opposite wall of the corridor; that the corridor is provided with natural ventilation by means of windows in the connecting corridor; that there is no equipment in the corridor or in the connecting corridor which can produce an open flame; that this machine is the only source of supply of cooled carbonated drinks available to doctors, nurses, hospital personnel, ambulatory patients and visitors; and

WHEREAS, the applicant states that the ice cream dispensing machine referred to in the order has been removed; and

WHEREAS, the applicant contends that the water cooler referred to in the fire commissioner's order is a General Electric water cooler type RS-45-A16 and contains 1½ lbs. of F-12 refrigerant in a hermetically sealed unit; that this cooler is located out of the line of travel in the 19 ft. 6 in. by 36 ft. main lobby of section A of the hospital through which all doctors and visitors pass when entering or leaving the building; that there is no equipment in the lobby or in the rooms opening directly from this lobby which can produce an open flame; that this water cooler is the only source of refrigerated drinking water available to the personnel employed in the administrative offices adjoining the lobby and to visitors and doctors entering or leaving the building; and

WHEREAS, the applicant further contends that the hermetically sealed refrigerating units in the soft drink dispensing machine and the water cooler are not serviced or repaired on the premises; that a denial of this appeal will prove a hardship inasmuch as it would result in the removal of the only sources of refrigerated carbonated beverages and drinking water on the premises.

Resolved, that the decision of the Fire Commissioner, as expressed in Order #53697 LC be and it hereby is *modified* and that the appeal be and it hereby is *granted*, as to Objection 2, *on condition* that the refrigerating systems which are the subject of the order, relating to the coca-cola machine and the water cooler shall not be increased and shall be maintained to the satisfaction of the Fire Commissioner and located where proposed and shown on plan filed with this appeal marked "Received February 2, 1954" (1 sheet).

115-54-A

APPLICANT—Burke, Green and Groh, for Anchor Coal Co., Inc., and Sunshine Coal, Coke and Fuel Oil, Inc., owners.

SUBJECT—Application February 17, 1954—Re: Transportation of fuel oil (No. 2) in tank trucks in New York City (capacity of tanks not in accordance with Fire Department specifications covering Tank Trucks).

APPEARANCES—

For Applicant: Robert T. Groth, Sam Piazza and Daniel M. Mason.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connors 3
Not Voting: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated February 1, 1954 reads:

"Please be advised that we cannot issue the requested permits to the Sunshine Coal and Coke Company and Anchor Coal Co. to transport No. 2 fuel oil in 4400 gallon tank trucks as such transportation would be contrary to this department's specifications for tank

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trucks which limit the maximum capacity for light fuel oils to 3,000 gallons."

and

WHEREAS, the applicant states that each of the owners, The Sunshine Coal, Coke & Fuel Oil, Inc. and Anchor Coal Company, Inc., requested permits for three trucks to be used solely for the delivery of No. 2 fuel oil from bulk plant terminal to bulk plant terminal within the City of New York; that there will be no house to house delivery or retail delivery; that the trucks will be merely used for wholesale use; and

WHEREAS, the applicant states that the fire department places no capacity restrictions on tank trailers travelling from Nassau county through the City of New York to New Jersey and vice versa; and

WHEREAS, the applicant contends that all of the bulk oil terminals in New York City are located at the waterfront and deliveries are by barge; that in order to compete with these waterfront terminals, it will be necessary to have 4400 gallon tank trucks to transport No. 2 fuel oil rather than the 3000 gallon capacity tank now permitted by the Fire Commissioner; and

WHEREAS, the applicant further contends that transportation costs to the major companies located at the waterfront are less than those of the bulk plant terminals located inland; that the wholesale oil business is figured in mills; that the difference of 1400 gallons per truck therefore becomes an important item in the cost of transportation; that fuel oil is not as inflammable as gasoline, yet the fire department permits the transportation of 3,000 gallons of gasoline per truck; and

WHEREAS, the applicant states that the proposed tank truck assembly will be a trailer and tractor assembly consisting of a Mack Tractor known as DeLuxe Mack Tractor Model No. B-60-T and the tank will be constructed of eight gauge steel shell and heads, with welded joints throughout and will have a capacity of 4400 gallons, divided in two equal compartments; that each compartment will contain two intermediate dished and flanged bulkheads with openings therein; that each compartment will be equipped with a New York City approved manhole with built-in tank vent; and

WHEREAS, it appears that oil is now transported in non-trailer trucks not objected to by the Fire Commissioner; and

WHEREAS, the Board found that the proposed trailer trucks should not be employed as proposed.

Resolved, that the decision of the Fire Commissioner, dated February 1, 1954, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

119-54-A

APPLICANT—Charles M. Spindler, for A.S.W. Operating Corp., owner (Imperial Cleaning Stores, lessee).

SUBJECT—Application February 18, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—204-06 Jamaica avenue (204-12 official), south side, 100.57 ft. east of 204th street and 98-11 to 98-21 204th street (1st floor); (Block 10834, Lots 1 and 11), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, Order #34526LF issued by the Fire Commissioner November 12, 1953, and referred to in his decision of January 20, 1954, reads:

"YOU ARE HEREBY ORDERED AND REQUIRED, within 30 days FROM THE DATE OF THE SERVICE OF THIS ORDER, to:

"1. Arrange bars on windows on 1st story so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for the purpose of egress, as per Sec. 272 of the Labor Law."

and

WHEREAS, the applicant states the building is one story, 13 ft. in height, 23 ft. 8 in. by 198.31 ft. irregular in area, Class 3 construction, erected on a lot 26.65 ft. front by 223.78 ft. irregular in area, in an unrestricted use, B area, Class 1 height district; used and occupied since 1928: Cellar—storage of clothing—0 persons; 1st floor—dry cleaning plant, 95 persons. The building is provided with a one-source sprinkler system; and

WHEREAS, Certificate of Occupancy #Q86857 was issued January 28, 1953, permitting the building to be occupied as a dry cleaning plant on the 1st floor with an occupancy of 95 persons and in the cellar for storage, number of occupants not stated; and

WHEREAS, the applicant states this is an application for variation of the requirements of Section 270 of the Labor Law, so as to permit the maintenance of the existing barred windows in a one-story dry cleaning plant; and

WHEREAS, the applicant contends the building was erected in 1928; that in 1952 an extension was erected fronting on 204th street under Alt. App. 314/52; that upon completion of which Certificate of Occupancy #Q86857 was issued for entire premises as a dry cleaning plant; that all the windows in the new extension are of the security type steel sash; that there are 24 such windows; that these windows were indicated on approved plans as security sash and installed in accordance with these approved plans; that in addition to the security sash in the new extension, there are two mullion and two single windows in the existing building which are equipped with iron bars; that the question of whether or not security sash constitutes barred windows has never been ruled upon, since the bars are actually part of the manufactured sash; that in this case the fact a certificate of occupancy was issued indicates that the inspectors and plan examiner did not feel that these windows constitute barred windows; that there are four exits, one to Jamaica avenue, one to 204th street, one to a side yard leading to Jamaica avenue and one to the east of the main building leading to main yard which fronts on 204th street; that in addition, there are four overhead doors from the loading area on 204th street; that in addition to the exit facilities, the building is equipped with a voluntary one-source sprinkler system throughout; that all the windows in question were voluntarily installed for light and air and could have been omitted entirely and the exit facilities would have been acceptable; that in view of the adequate exits and the sprinkler system and the fact the security sash was indicated on the approved plans, it is requested that the order of the Fire Department be modified to permit the maintenance of existing windows.

Resolved, that the Board of Standards and Appeals does make a variation in the requirements of the Labor Law, as cited in order #34526LF of the Fire Commissioner, and that the appeal be and it hereby is *granted*, to permit the retention of the barred windows, as proposed and as indicated on plans filed with this appeal marked "Received February 18, 1954" (2 sheets), on condition that, in addition to the means of exit shown to 204th street, Jamaica avenue and to yards and courts there shall be a wicket door maintained in one of the rolling doors to 204th street and in addition there shall be a door where one of the windows now exist to open outwardly and serve as an additional means of exit to the open yard to the south; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

238-54-A

APPLICANT—M. Martin Elkind, for Eagle Metal Co., owner.

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SUBJECT—Application April 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—36-27 36th street, east side, 242.71 ft. south of 36th avenue, Block 636, Lot 19, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 9, 1954 redened March 12, 1954 on Alt. Applic. 267/54 reads:

"1. The proposed 2nd means of egress from the 2nd fl. is contrary to Sec. 270.3 of Labor Law."

and

WHEREAS, the applicant states that the building is two stories, 24 ft. in height, 50 ft. by 100 ft. in area at 1st floor, 50 ft. by 90 ft. in area at 2nd floor, of fireproof construction, erected 1905, located on a lot 50 ft. front by 100 ft. in depth, in an unrestricted use, B area, class 1½ height district and used and occupied since May 1952: 1st floor—factory, 5 persons; 2nd floor—factory, 15 persons; proposed to be used and occupied as follows: 1st floor—machine shop, 10 persons; 2nd floor—manufacturing of metal articles, 24 persons; that the building is provided with a one-source sprinkler system, one interior 4 ft. wide iron stairs, brick enclosed, equipped with fireproof, self-closing doors and leading from roof bulkhead direct to street and one fire escape at the front leading to street by stairs; and

WHEREAS, violation #3529-53 was issued by the Borough Superintendent for failing to provide and maintain a secondary means of egress from the first and second floors of a factory building; and

WHEREAS, there was a conviction and fine in the Municipal Term Magistrates' Court on March 23, 1954 on a charge of violation of section 643a-9.0 of the Administrative Code; and

WHEREAS, the applicant states that no changes are proposed in the building other than the alteration required to change one of the present front window openings to provide a door leading to a proposed labor law fire escape to be installed at the front of the building; and

WHEREAS, the applicant requests that the Board vary the decision of the Borough Superintendent and grant approval for the proposed method of providing a second means of egress by the installation of a labor law fire escape at the front of the building; and

WHEREAS, the applicant contends that the building is only two stories high and the second floor is not large in area; that the present primary stairway is entirely fireproof and leads direct to the street; that the building is fireproof throughout and the entire building is sprinklered; that the product proposed to be manufactured is non hazardous consisting of machined metal products.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in the decision of the borough superintendent, acting on Alt. App. 267/54, Objection 1, and that the appeal be and it hereby is granted, to permit as a second means of exit an exterior fire escape balcony with an approved counter-balanced stair to the street, as indicated on plans filed with this appeal, marked "Received April 6, 1954" (3 sheets), and to require a gooseneck ladder from such balcony to the roof, on condition that the primary means of exit leading directly to the street and to the roof shall be maintained; that the building shall not be increased in height and area; that this variance shall continue only so long as the building is occupied as shown on such plans and in all other respects comply with all laws, rules and regulations applicable thereto.

296-54-A

APPLICANT—Patrick D. Concagh, for Waldorf Astoria Hotel Corp., owner.

SUBJECT—Application April 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—301-309 Park avenue, 538-556 Lexington avenue, 81-121 East 49th street and 80-120 East 50th street, entire block, Block 1304, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Patrick D. Concagh and J. J. Regan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 10, 1954, acting on P. A. Applic. 123/53, reads:

"1. The exits are inadequate for the proposed increase in the number of persons on the 18th floor as per Sec. 6.1.5 Bldg. Code."

and

WHEREAS, this decision of the Borough Superintendent was redened April 16, 1954; and

WHEREAS, the applicant states that the building is 43 stories, 490 ft. in height; 200 ft. 10 in. by 405 ft. in area, of fireproof construction; erected 1931; located in a restricted retail and business use, B area, class 2 height district; and used and occupied since erection: cellar, engineer's office and utilities, 20 persons; basement, bakery, butcher, storage, 65 persons; 1st floor, restaurant, stores and offices, 1,500 persons; 2nd floor, kitchen, offices, salon, 300 persons; 3rd floor, 4 rooms, exhibition space, 2,000 persons; 4th floor, dining rooms, offices and salons, 200 persons; 5th to 16th floors, hotel rooms; 17th floor, doctors' offices and hotel rooms, 150 persons; 18th floor, starlight roof, lounge, etc., 400 persons; 19th to 43rd floors, hotel rooms and apartments; no change in use or occupancy is proposed, except an increase in the number of occupants permitted in the starlight roof area; and

WHEREAS, Certificate of Occupancy #41816, issued November 4, 1953, on Alt. Applic. 1089/53, permits 400 persons on the 18th story, and certifies that the building complies with Section 67 of the Multiple Dwelling Law; that the sprinkler system was approved by the fire department April 25, 1950; that the standpipe system was approved by the Fire Department October 14, 1953, and the interior fire alarm and watchmen's time detector system approved by the Fire Department September 10, 1953; and

WHEREAS, the applicant states that this is an appeal to increase the occupancy of the Starlight Roof on the 18th floor from 450 persons (408 guests, 42 employees) as permitted by approved P. A. Applic. #177 of 1943 to 675 persons; that the building is provided with 6 main interior stairs extending from the 1st floor to the roof, each 3 ft. 8 in. wide, of fireproof construction; and

WHEREAS, the applicant states that the primary egress facilities for the occupants of the Starlight Roof on the 18th floor are by means of a horizontal exit having a minimum clear opening of 6 ft. 6 in. to a foyer 12 ft. 6 in. wide which leads directly to 3 of the main stairs; that the combined capacity of these 3 stairs is 200; that a battery of 6 elevators adjoins stair No. 3; that in addition to the primary egress, 4 exits are provided from the Starlight Roof area, 2 on either side of the main exit; that these exits are through fireproof self-closing doors which open into fireproof passageways located beneath the balcony of the Starlight Roof area; that one passageway leads to stairway No. 1, the other opens into a large room which serves as a service pantry; that there is no cooking done in this pantry; that there are no cooking facilities present other than a stove in the main pantry

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which is used only for keeping food warm before it is served; that the pantries are separated by a small foyer, enclosed in fireproof partitions equipped with fireproof self-closing doors and may be used as areas of refuge in the event of fire or panic; that two service elevators are located in the small foyer; that directional signs indicating exits are posted on walls of smaller pantry; that the 17th floor immediately below is used only by one third of its normal capacity and contains medical offices and guest rooms; that the easterly portion of the 18th floor occupied by the Canadian Club is not used usually at the same time the Starlight Roof is in use; that 20 to 25 guests are the most that congregate there at any one time which is usually during the luncheon period; and

WHEREAS, the applicant states it is proposed to equip the entire 18th floor with a sprinkler system consisting of 100 heads applied from a 20,000 gallon capacity tank having 5,000 gallon reserve for standpipe use on the 21st floors; that there will be sufficient water provided to permit the heads to operate for 150 minutes on this available water supply, which is adequate time for the occupants to use the means of egress; and

WHEREAS, the applicant contends that the legal capacity of the floor is 350 persons, which is doubled to 700 persons by reason of the horizontal exit; that this is the legal occupancy of the entire 18th floor as by reason of plans filed September 17, 1951, and revised November 4, 1951, and approved for Mitchell Law changes; that this original figure of 700 was approved in an application for certificate of occupancy in 1953 but a mistake was issued in typing the figure as 400 in the certificate of occupancy when issued; that it is now requested that permission be granted to increase the occupancy of the entire 18th floor to 875 persons by reason of the installation of the sprinkler system on the 18th floor and it is therefore requested that the Board grant a variation of the provisions of Sec. C26-292.0, Subd. 2 of the Administrative Building Code so as to accept the sprinkler system on this one floor instead of requiring the entire building to be sprinklered in order to obtain the additional allowance for occupancy; that in addition it is proposed to relocate the existing check room so as to remove it from the corridor passageway.

Resolved, that the decision of the Borough Superintendent, acting on P. A. Applic. 123/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that additional means of exit shall be provided as indicated on plans filed with this appeal, marked "Received April 19, 1954" (3 sheets), as *amended* by plans marked "Received October 15, 1954" (2 sheets); that such additional exits shall consist of two stairways from the Starlight roof to the 17th floor, as shown on such revised plans; that a sprinkler system of at least one source, complying with the requirements therefor as proposed, shall be maintained throughout the entire 18th floor; that the total public assembly occupancy of the floor shall not exceed 875 persons, of which the public assembly occupancy of the Starlight roof shall not exceed 650 persons; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

552-54-A

APPLICANT—Charles N. and Selig Whinston, for Jewish National Fund, Inc., new owner. (Louis Katz and Henry Hirsch, former owners.)

SUBJECT—Application June 29, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—42 East 69th street, south side, 150 ft. west of Park avenue, Block 1383, Lot 43, Borough of Manhattan.

APPEARANCES—

For Applicant: Charles N. Whinston.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 16, 1954 on Alt. Applic. 996/54, reads:

"3. An apartment more than 50% below grade is not permitted. 5.1.1. B.C.

6. Proposal to use existing wood doors in stair enclosure not in accordance with 6.4.1.8.1. B.C.

10. Stway should be continued to the roof with a bulkhead on the roof. 6.4.1.11. B.C.

15. Bldg. must be of fireproof construction as per 4.2.1. B.C.

16. A two (2) hour stair enclosure is required in accordance with 6.4.1.8.1. B.C."

and

WHEREAS, the applicant states the building is 5 stories, 68 ft. in height, 39 ft. front by 80 ft. in depth, of class 3 construction, erected 1919, located on a lot 50 ft. front by 104.5 ft. in depth, in a residence use, B area, class 1½ height district, and used and occupied since 1919 as a one family dwelling, for which Certificate of Occupancy #4913 was issued June 26, 1922 upon completion of work under N.B. Applic. 208/19; that the building is now proposed to be used and occupied as follows: cellar, superintendent's apartment, lunch room and kitchen, store rooms and boiler room—20 persons; 1st floor, reception room, offices and store room—60 persons; 2nd floor, offices—20 persons; 3rd floor, offices—20 persons; 4th floor, offices—20 persons; 5th floor, offices—20 persons; that the building is provided with two interior stairways of fireproof construction, 2 ft. 6 in. wide and 3 ft. 8 in. wide, respectively; stairways are enclosed in fireproof partitions up to 3rd floor and in fire retarded partitions above; stairway doors are solid oak, self closing; that in addition, there is a fire escape in the side court extending to street by stair and to yard by stair; and

WHEREAS, the applicant states that there is an 11 ft. wide side court for the depth of the building and a yard of 25 ft. in depth; that both the yard and the court start about 6 in. below the cellar floor level; that both stairways are of stone and steel construction; that the main stairway is 6 ft. wide from 1st to 2nd floor and 3 ft. 8 in. wide from 2nd to 4th floors; that the service stairway is 30 in. wide and runs from cellar to roof; that the 1st, 2nd and 3rd floor construction is fireproof, with steel beams and columns and concrete arches; that the 4th, 5th and roof tiers are of steel girder and column construction with wood filler beam; that the service stair is enclosed with fireproof construction for its entire height; that all partitions on the lower three floors are fireproof; that the elevator shaft is fireproof as is also the dumbwaiter shaft; that there is an additional service stairway from the cellar to the 1st floor and another stairway from the cellar floor direct to street; both of these stairways are fireproof; and

WHEREAS, the applicant contends as to objection 3 issued by the Borough Superintendent that the cellar has been used for living quarters for the help for over 45 years; that the premises are thoroughly damp-proofed and waterproofed and there is no sign of dampness or moisture; that the walls are furred and plastered and the floors in the caretaker's apartment are of wood; that the light and air for this apartment is excellent and the exit facilities are to an open court direct to street; and

WHEREAS, the applicant contends as to objection No. 6, that the wood doors, which it is proposed to retain, are of heavy solid oak construction and are located in the main stairway enclosure; that the doors to the service stairway and elevator are fireproof; and contends as to objection No. 10, that the main stairway is to be continued to the 5th floor and so arranged that there will be safe access to the service stairway which continues to the roof; that under section

MINUTES

6.1.2.2.3 of the building code it is permissible to have only one stairway, provided the floor area is less than 2500 sq. ft.; that the floor area of this building is about 2400 sq. ft. and there are two stairways, both fireproof, except that only one of them goes to the roof; and

WHEREAS, the applicant contends as to objection No. 15, that the lower half of the building is fireproof and the upper half non-fireproof; that it is well constructed, with fine exit facilities; that the proposed occupancy will be that of home office for a philanthropic fund-raising organization and the building will be well managed and will have a relatively light occupancy; and

WHEREAS, the applicant contends as to objection No. 16, that the service stairway enclosure is fireproof; that the main stairway enclosure on the lower three floors and cellar is fireproof except for the doors; that the enclosure on the 3rd, 4th and 5th floors is of fire retarded construction; that both stairways are, however, of fireproof construction; and

WHEREAS, the premises was inspected by a committee of the Board; and

WHEREAS, on July 27, 1954, the Board adopted the following resolution:

"Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 996/54, Objections 3, 6, 10, 15 and 16, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the occupancy of the building as proposed and as indicated on plans filed with this appeal showing existing conditions marked 'Received June 29, 1954' (7 sheets), and proposed to be done shall be completed before occupancy; that the building shall be subject to inspection by the Committee of the Board for further consideration as to any additional requirements on September 21, 1954, at 2 P.M.; that revised plans shall be submitted showing sections through the building and stairs and plans of adjoining premises on each side so as to show the windows in adjoining premises and windows in this building opposite any windows which may be in adjoining buildings; that this action by the Board is for a temporary occupancy pending such further study and requirements as may be determined."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 27, 1954, to permit the alterations as proposed and as shown on plans therein cited; which shall be completed and a new certificate of occupancy obtained.

802-54-A

APPLICANT—Julius S. Rapson, for Thomas J. White, owner.

SUBJECT—Application October 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150-29 116th street, east side, 98.63 ft. north of North Conduit boulevard, Block 11839, Lot 22, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson, Michael Garofano and Harold Krieger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 22, 1954, on Alt. App. 1675/54, reads:

"2. Based on the established legal grade of the curb, this building consists of a cellar, basement and 1st story instead what is shown as existing on the specification sheet."

and

WHEREAS, the applicant states the building is 1½ stories, 21 ft. in height, 26 ft. by 42 ft. in area at street level, 26 ft. by 38 ft. in area at typical floor level, of Class 4 construction, erected in 1952 on a lot 40 ft. front by 100.005 ft. in depth, in a residence use, F area, Class 1 height district, used and occupied since March 1, 1953: Cellar—boiler room and storage; 1st floor—1 family, 5 rooms; 2nd floor—one-family, 3 rooms and parking area for two cars as accessory use of the dwelling; and

WHEREAS, the applicant contends this appeal is in connection with an application for a certificate of occupancy for a building erected below the legal grade and not complying with approved plans; and

WHEREAS, the applicant states the average elevation of the legal grade is 15.33 and the finished floor elevation is 13.78, leaving the building 1.55 feet below the legal grade; that the building was erected under N.B. 5105 of 1952, completed in February 1953; that the present owner purchased it in March, 1953, and has been satisfied with the property until the adjoining owner started to erect three dwellings on adjoining vacant property to the north under plans approved in April 1954; that the storm water that formerly overflowed from the street into this vacant property backed up into Mr. White's property, at which time he began an investigation of the official grades, etc.; that the adjoining buildings have been built to legal grade; thus placing their property above the grade of premises in question; that the Office of the Borough President has designed a catch basin at the low point on this street and the storm water is now drained to a sewer in North Conduit avenue which eliminates most of the owners' complaints; however, there is still some ill feeling between the owner who is searching for the slightest excuse to file a damage suit against the builders; that this is part of the reason for the owner requesting the Borough Superintendent to revoke the certificate of occupancy under application filed under Cal. No. 393-54-A; and

WHEREAS, the applicant states it has been the common practice for years past to build houses in Ozone Park to the existing grade rather than the legal grade, as most of the streets in that section are below the legal grade; that this condition was never brought to the attention of the Building Department until Local Laws 80 and 94 were passed, requiring that surveys with final elevations be submitted; that there are over one hundred houses in Ozone Park with this condition; that this building in all other ways complies with the law and it is requested that the application filed by the Borough Superintendent under Cal. No. 393-54-A for revocation of the certificate of occupancy be denied and the original certificate of occupancy be sustained.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 1675/54, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the continuance of the building as erected at the grade level of the lot as proposed and as indicated on plans filed with this appeal, marked "Received October 22, 1954" (3 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

113-54-A

APPLICANT—Ferdinand Savignano, for Esterina Pelosi, owner.

SUBJECT—Application February 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1676 57th street, south side, 140 ft. west of 17th avenue, Block 5497, Lot 39, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

657-53-A

APPLICANT—Henry George Greene, for 517 West Realty Corp., owner.

SUBJECT—Application August 14, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—513-519 West 57th street, north side, 125 ft. west of 10th avenue and 508-516 West 58th street (Block 1086, Lot 24), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn at request of the applicant; building has been sold to new owners.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

694-49-A—Vol. II

APPLICANT—Harry Speyerer, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re Appeal from a decision of the commissioner of Marine and Aviation.

PREMISES AFFECTED—Foot 14th road, west side, of 100th street, 400 ft. south of 14th avenue, Block 4044, Lot 20, College Point, Borough of Queens (under section 35, General City Law—re bed of mapped street—14th road).

APPEARANCES—

For Applicant: Harry Speyerer.

ACTION OF BOARD—Laid over to November 3, 1954, at 2 P. M. for inspection and decision.

909-50-A—Vol. II

APPLICANT—Sidney Daub, for Moe Mandell, owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—446 West 36th street, south side, 200 ft. east of 10th avenue, Block 733, Lot 62, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 3, 1954, at 2 P. M. for decision.

824-53-A

APPLICANT—Bernhardt T. Berman, for Sol R. Mantell, owner.

SUBJECT—Application November 19, 1953—filed pursuant to section 35, General City Law re premises in bed of mapped street (Beach 68th street) and Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—68-02 Bayfield avenue, north side, 275 ft. west of Beach 67th street, Block 447, Lot 83, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Bernhardt T. Berman and Solfred Maizus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Joseph Sweeney, Dep't of Hospitals.

ACTION OF BOARD—Laid over to November 9, 1954, at 2 P. M. for applicant to file revised plans incorporating recommendations of the Department of Hospitals and obtain its approval of same before filing them with the Board.

39-54-A

APPLICANT—Leonard F. Rothkrug, for Riccardo Verdini, owner.

SUBJECT—Application January 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—81-10 102nd avenue, south side, 82.90 ft. east of 81st street, Block 9052, Lot 13, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal laid over to November 23, 1954, at 2 P. M. for inspection and decision; hearing closed.

The applicant stated that the existing cellar has been occupied without permit since September 12, 1954.

40-54-A

APPLICANT—E. Stork, for Dairymen's League Co-op., Association, Inc., owner.

SUBJECT—Application January 19, 1954—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—513-523 West 24th street, north side, 455 ft. east of 11th avenue, Block 696, Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: Wm. Moore.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to November 3, 1954, for 2 P. M. at the request of applicant.

101-54-A

APPLICANT—Maurice Intrator, for Stanley Pulak, owner.

SUBJECT—Application February 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—106-19 Sutphin boulevard, east side, 40 ft. north of South road, Block 10060, Lot 28, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Amos Robins and Stanley Pulak.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1954, at 2 P. M.

138-54-A

APPLICANT—Aaron Gelman for Lester T. Doyle (trustee).

SUBJECT—Application February 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1100-1104 East 177th street, south east corner of Devoe avenue, Block 3904, Lot 1, Borough of Bronx.

APPEARANCES—

For Applicant: Herbert Frosch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1954, at 2 P. M. for applicant to consult with engineer and file revised drawings.

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.

SUBJECT—Application March 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1954, at 2 P.M. No appearance for applicant; applicant to be notified.

174-54-A

APPLICANT—Lama, Proskauer and Prober, for 351 Jay Realty Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—351 Jay street, east side, 150 ft. south of Myrtle avenue, Block 147, Lot 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1954, at 2 P.M. for inspection and decision without further argument.

393-54-A

APPLICANT—J. T. Kelleher, borough superintendent.

OWNERS OF PREMISES—Thomas J. and Margaret White.

SUBJECT—Application May 18, 1954—re Revocation of Certificate of Occupancy Q87507, issued February 24, 1953, re N. B. 5106-52.

PREMISES AFFECTED—150-29 116th street, east side, 98.63 ft. north of North Conduit avenue, Block 11839, Lot 22, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: George Fuchs.

For Owner: Julius Rapson, Michael Garofano and Harold Krieger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over; date to be determined, after Borough Superintendent reviews copy of resolution adopted by the Board this day relating to the same premises under Cal. No. 802-54-A.

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rudolph and Bertha Pollak.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N. B. 567-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Rudolph Pollak.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 3, 1954, at 2 P. M. for owners and contractor to reach an agreement.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julius DeMasi and Florence Lo Cicero.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owners: Arnold H. Fassler and Florence Lo Cicero.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 3, 1954, at 2 P. M., for owners and contractor to reach an agreement.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Dominick W. Ciminello.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.

PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Dominick Ciminello.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 3, 1954, at 2 P.M., for owners and contractor to reach an agreement.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Anthony M. and Sarah Capuano.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Sarah Capuano.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 3, 1954, at 2 P.M., for owners and contractor to reach an agreement.

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Cono and Nancy Giardina.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

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APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Nancy Giardina.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 3, 1954, at 2 P. M., for owners and contractor to reach an agreement.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglio, Jr.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Salvatore Indiviglio.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 3, 1954, at 2 P. M., for owners and contractor to reach an agreement.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Ghersens and Beatrice Kaufman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 574-52 (constructed not in accordance with approved plans).

PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Ghersens Kaufman.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 3, 1954, at 2 P. M., for owners and contractor to reach an agreement.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Henry and Dorothy Kurtz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 574-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 3, 1954, at 2 P. M., for owners and contractor to reach an agreement.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Manuel and Theresa Molines.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Manuel Molines.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 3, 1954, at 2 P. M., for owners and contractor to reach an agreement.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Arthur and Julia Sussman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Julia Sussman.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 3, 1954, at 2 P. M., for owners and contractor to reach an agreement.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benjamin and Helen Katz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Helen Katz.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 3, 1954, at 2 P. M., for owners and contractor to reach an agreement.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Max Hanok.

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SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Max Hanok.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 3, 1954, at 2 P. M., for owners and contractor to reach an agreement.

486-54-A

APPLICANT—Fred Leef, Isadore Silverman and Samuel Feldman, d/b/a Silverleaf Realty Corp., owner (Fred-Chaite Studios, Inc., lessee).

SUBJECT—Application June 16, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35 West 56th street, north side, 369 ft. east of 6th avenue (Avenue of the Americas), Block 1272, Lot 16, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 3, 1954, at 2 P.M. for inspection and decision.

304-24-BZ—Vol. III

APPLICANT—Paul Friedman, for E. J. K. Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to obtain certificate of occupancy—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and retail use district the change in occupancy from public garage, to factory for manufacturing glassware and aluminum parts, with office in basement.

PREMISES AFFECTED—102-112 Montgomery street, south side, 91 ft. 6 in. east of Washington avenue, Block 1192, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on January 6, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 20, 1924, as thereafter *amended* by resolutions adopted through January 6, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and the work has been completed, that all permits required and a certificate of occupancy shall

be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. 2779/43)

328-35-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for N.P.B. Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and permitting the parking and storage of motor vehicles on unbuilt portion of plot.

PREMISES AFFECTED—922 Westchester avenue and 909-923 East 163rd street and 910-918 Rogers place, south-east corner, Block 2697, Lot 35, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on October 27, 1953, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on May 11, 1954; and

WHEREAS, the resolution was amended and revised working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on July 27, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 27, 1953, as thereafter *amended* by resolutions adopted May 11, 1954 and July 27, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 646/53)

156-36-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening and amendment as to facing of building—re Application (decision of the commissioner of buildings), previously granted on condition, under section 21 of the building zone resolution, permitting in a business use district, the extension in area of an existing gasoline service station.

PREMISES AFFECTED—1932-1938 Coney Island avenue and 1011-1019 Avenue P, northwest corner, Block 6617, Lot 45, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 7, 1936, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1936, by adding thereto:

"that in the event the new owner, Esso Standard Oil Company, desires to install new fronts on the existing building, as proposed and as indicated on plans filed with this application for amendment, marked 'Received October 1, 1954' (2 sheets), such new fronts may be installed, *on condition* that the porcelain enamel proposed to be used is of a make approved by the Board and that the work shall be done to the satisfaction of the Borough Superintendent." (Applic. 6423/36, BN 939/54)

207-44-BZ

APPLICANT—Lama, Proskauer and Prober, for Sadie Singer, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, for a term of years, the conversion of occupancy of a building legally occupied as a private garage for five motor trucks to a junk shop.

PREMISES AFFECTED—113 Kingsland avenue, west side, 25 ft. south of Herbert street, Block 2833, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 17, 1954, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on October 28, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 17, 1954, as *amended* by resolutions adopted through October 28, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision e for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Alt. App. 656/44)

170-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Chevra Bikur Cholem Anache Luibeschow of Brownsille, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on con-

dition, under section 21 of the zoning resolution, permitting in a residence and business use, C area district, the extension to existing building (cellar in height) using more than the area permitted.

PREMISES AFFECTED—76-80 East 95th street, west side, 90 ft. north of Rutland road, Block 4597, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 27, 1950, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on October 14, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 27, 1950, as thereafter *amended* by resolutions adopted through October 14, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings but no construction has been started, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution" (Alt. 432/50).

564-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Alley Pond Amusement, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence and local retail use district, the erection and maintenance of a kiddie park, miniature golf course, golf driving range, baseball batting range, and storage shed, and permitting the parking of patrons' cars (no fee to be charged) all for a term of years.

PREMISES AFFECTED—230-11 Northern boulevard, north side, for Alley Creek to 231st street, Block 8083, Lot 35; Block 8084, Lot 127 and Block 8085, Lot 3. Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION —

WHEREAS, this application was granted by the Board on February 10, 1953, on certain conditions; and

WHEREAS, the resolution was amended on April 7, 1953; and

WHEREAS, time to obtain permits and complete the work was extended on October 6, 1953 and April 27, 1954; and

MINUTES

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 10, 1953, as thereafter *amended* by resolutions adopted through April 27, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and the work is about 75% completed, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 781/52)

744-52-BZ

APPLICANT—Lama, Proskauer and Prober, for William K. Dick, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—31-20 54th street, west side, 125 ft. south of 31st avenue and 31-15 to 31-23 51st street, Block 1131, Lot 17, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 17, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 29, 1953 and April 20, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 17, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings but no work has been commenced, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 1682/52)

328-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution permitting in a business use district, the reconstruction of an existing gasoline service station to include gasoline service station, lubritorium, car wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, and permitting the parking and storage of more than five motor vehicles on the unbuilt upon portion of the lot.

PREMISES AFFECTED—3420-3430 East Tremont avenue and 2884-2888 Bruckner boulevard, southwest corner, Block 5531, Lot 6, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 14, 1953, on certain conditions; and

WHEREAS, the resolution was amended and working drawings submitted as being in substantial compliance with the Board's requirements, were approved on January 19, 1954; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 19, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and work will be commenced during the early part of 1955, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution" (N.B. 282/53).

933-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Kay Moving Service Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment as to location of building—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7i, 7h and 7A of the zoning resolution, permitting in a business use district, for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sales of accessories, and to permit the parking and storage of motor vehicles on unbuilt portion of plot, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—2468-2474 Amsterdam avenue and 500 West 183rd street, southwest corner, Block 2155, Lots 50 and 52, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 8, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 8, 1954, only as to the location of the accessory building, so as to permit such building to be located as now proposed and as indicated on plans filed with this request for amendment marked

MINUTES

"Received October 13, 1954" (1 sheet), namely 30 feet from the street building line of Amsterdam avenue instead of 20 feet as previously approved; and that in all other respects the resolution above cited shall be complied with. (N.B. 142/53)

845-50-BZ

APPLICANT—Herman Kron, for L. B. Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening and restore to docket to submit revised plans—re Application (decision of the borough superintendent), previously withdrawn, under section 7c of the zoning resolution to permit in a residence and retail use district, the use of premises as a gas station, lubritorium, auto laundry, store, office and metal garages.

PREMISES AFFECTED—113-40 Merrick boulevard and 169-29 Linden boulevard, northwest corner, Block 12326, Lot 21, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and restored to the docket, subject to the regular procedure, for submission of revised plans; previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

611-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Expert Concrete Breakers Inc., owner.

SUBJECT—Application for consideration—reopening and to consider action in view of objector claiming he was not notified—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence use district, the erection and maintenance of a business building (stores, super-market, warehouse), and permitting the parking of patrons' cars on unbuilt upon portion of lot, for a term of twenty years.

PREMISES AFFECTED—35-35 24th street and 24-02, 24-08 35th avenue, southeast corner, Block 338, Lot 8, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Reginald S. Hardy.

For Opposition: Leo B. Mark.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request for reopening to rehear denied after hearing.

THE VOTE TO REOPEN—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

WHEREAS, an adjoining owner Handley Homes Inc. requested by letter dated October 8, 1954 that the application be reheard inasmuch as the Handley Homes Inc. received no notice of hearing or opportunity to file objections; and

WHEREAS, it appeared from the record that the owner's list as submitted, November 24, 1953 contains the name of the owner but the postoffice receipts indicated that notice was mailed to a prior owner Godfrey; and

WHEREAS, the Board deemed that official notice as published in the Bulletin had furnished constructive notice of hearing to all interested and that the Board could not assume responsibility of errors of applicants. (Ottinger vs. Arenal Realty Co., 257 N. Y. 371.)

271-54-BZ

APPLICANT—Kitzler and Nurick, for Chacobs Realty Corporation, owner (Leo Jacobs, lessee).

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under section 7b of the zoning resolution, to permit outdoor sale and display of used cars, parking lot, frame office, body and fender repair shop.

PREMISES AFFECTED—1269-1281 36th street, southeast corner of Clara street, Block 5310, Lots 1 and 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn, in view of statement by the applicant that premises have been sold to new owners.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

Adjourned: 5:35 P. M.

JOSEPH J. DOYLE, Chief Clerk.

NOTICE

AMENDMENTS TO BUILDING LAWS

JULY 1, 1952 TO DECEMBER 31, 1953

AMENDMENTS TO THE BUILDING LAWS OF THE CITY OF NEW YORK from July 1, 1952 to December 31, 1953 are now on sale at the OFFICE OF THE CITY RECORD, 2213 Municipal Building, Manhattan, New York 7. These amendments supplement the complete Building Laws to June 30, 1951 and the amendments from that date to June 30, 1952, both of which are also on sale.

These amendments to the Building Laws, from July 1, 1952 to December 31, 1953, are in loose leaf form printed on one side only the same as the original set of Building Laws and the amendments to June 30, 1952. They are available for each of the four volumes, arranged and marked so that each leaf may be inserted in its proper place opposite the page affected by the amendment.

The amendments to each of the four volumes are sold separately. Prices are: Volume III, 15 cents; Volumes I, II and IV, 35 cents each set. If ordered by mail, add 5 cents for each set.

PUBLIC HEARING

PROPOSED REVISION OF THE FACTORY EXIT RULES

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday morning*, November 5, 1954 at 10 A.M. in Room 1013, Municipal Building, Manhattan, on the following Proposed Revision of the Factory Exit Rules to effectuate the provisions of Sections 270 and 271 of the Labor Law, as amended by Chapters 905 and 906 of the Laws of 1947, and Chapters 343 and 345 of the Laws of 1948.

NOTE: These proposed revisions for Public Hearing were published in the Bulletins of September 21, September 28 and October 5, 1954, for the hearing on Friday, October 8, 1954 and will be republished in the Bulletins of October 12, October 19 and October 26, 1954, for the hearing on Friday, November 5, 1954.

Cal. No. 64-27-SR—Vol. II

Rule 1.0. Fire Escapes on Buildings Five Stories or or Less in Height.

Rule 1.1. In any building erected prior to October 1, 1913, occupied on July 1, 1948, as a factory building, 5 stories or less in height, one of the required means of exit under Section 271 of the Labor Law may consist of an outside iron fire escape, provided that:

Rule 1.2. The single fireproof casement doors leading to all fire escape balconies shall open out and shall be self-closing. An easily operated door lock with knobs on both sides of the door shall be provided. Such fire doors may be at window sill level if fixed iron steps at least 2 ft. wide, with risers not exceeding 8 in., and treads not less than 8 in. are provided on the inside from floor level to sill properly secured when sills are more than 12 inches above floor level.

Rule 1.3. Any such fire escape erected subsequent to October 1, 1913, and prior to these rules taking effect, unless previously accepted as one of the required means of exit or escape by the administrative official having jurisdiction, shall conform in every respect to the provisions of these rules.

Rule 1.4. A fire escape shall not hereafter be accepted as constituting one of the required means of exit or escape under Section 271 of the Labor Law, in any building erected prior to October 1, 1913, and occupied as a factory building on July 1, 1948, exceeding five stories in height.

Rule 1.5. All fire escapes shall be maintained structurally safe, properly painted, and kept clear of all obstructions.

Rule 2.0. Enclosure of Factory Stairways or Ramps.

Rule 2.1. Except as provided in Rule 3.1 in all factory buildings five stories or less in height, erected prior to October 1, 1913, and occupied as factory buildings on July 1, 1948, all interior stairways or ramps serving as required means of exit, and the landings, platforms and passageways connected therewith shall be enclosed on all sides by partitions having a fire resistive rating of not less than 1 hour extending continuously from the lowest point of stairway or ramp.

Rule 2.2. Where the stairway or ramp extends to the top floor of the building, such partitions shall extend to the underside of the roof boarding. That portion of the underside of the roof beams within the stair enclosure shall be covered with fire resisting materials, except in buildings with roofs of non-combustible material, in which case the partitions may stop at the underside of the roof.

Rule 2.3. Openings in such partitions shall be provided with approved self-closing one hour test opening protective assemblies, except where such openings are in the exterior wall of the building.

Rule 2.4. The bottom of the enclosure shall be of fireproof material at least 4 in. thick unless the partition extends to the cellar bottom.

Rule 2.5. A horizontal exit as defined in Section 267 of the Labor Law, will be accepted as in compliance with this rule when both sides of the fire wall or walls are occupied at such factory floor by the same occupant.

Rule 3.0. Transitory Provisions for Enclosure of Stairways in Factory Buildings Five Stories or Less in Height.

Rule 3.1. In all factory buildings five stories or less in height erected prior to October 1, 1913, and occupied as factory buildings on July 1, 1948, and legally occupied as factory buildings on January 1, 1954, all interior stairways or ramps serving as required means of exit and the landings, platforms and passageways connected therewith, may, prior to January 1, 1959, be enclosed on all sides by partitions of fire resisting material extending continuously from the lowest point of the stairway in accordance with the following schedule:

Number of stories	Contents combustible, no sprinkler	Contents non-combustible, no sprinkler	Contents combustible and sprinkler	Contents non-combustible and sprinkler
Three	Stairways Enclosed			
Four	Stairways Enclosed	Stairways Enclosed		
Five	Stairways Enclosed	Stairways Enclosed	Stairways Enclosed	

The term "contents" as used above means articles, goods, wares and merchandise, packed, stored, manufactured or in the process of manufacture.

The term "combustible" as used above means articles, goods, wares or merchandise which will burn or support combustion.

The term "sprinkler" as used above means an adequate automatic sprinkler equipment installed and maintained in good working order on each floor throughout the building.

The term "story" as used above means that part of a building between any floor and the floor or roof next above.

The term "stairways" as used above shall be deemed to include "or ramps".

Rule 4.0. Required Exits and Enclosures of Stairways in Two-Story Factory Buildings.

Rule 4.1. In every two story factory building erected prior to October 1, 1913, and occupied as a factory building on July 1, 1948, there shall be provided from each story at least two means of exit or escape from fire remote from each other, one of which from every floor above or below grade shall lead to or open on an interior stairway or ramp which shall be enclosed, as hereinafter provided, or on an exterior enclosed stairway or ramp. The other may lead to such a stairway, or to a horizontal or grade exit, or to an exterior screened stairway, or to a fire escape conforming to Section 273 of the Labor Law or Rule 1, of these rules. Except that fire escape exit doors shall be fireproof self closing, with fixed iron steps to the sill properly secured when sill is more than 12 in. above the floor level;

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and where there is no safe egress from the roof, a goose neck ladder shall be provided from top balcony to the roof, except on the front of all buildings.

4.1.1. Unobstructed egress from the foot of the fire escape or exterior screened stairway shall be as required by Section 273 of the Labor Law, or to an open adjoining yard with egress to the street. No point on any floor of such building shall be more than 150 ft. distant from such an exit.

Rule 4.2. In two-story factory buildings erected prior to October 1, 1913, and occupied as factories on July 1, 1948, all interior stairways or ramps serving as required means of exit shall be enclosed from the lowest point of such stairways or ramps to the ceiling of the first floor by partitions having a fire resistive rating of 1-hour, unless the building is provided with a wet sprinkler system, in which case such enclosure of stairway or ramp shall not be required prior to January 1, 1959. Such enclosures shall lead directly to a door opening outwardly to a street or road, or an open area affording unobstructed passage to street or road. All openings in such enclosure except openings in the exterior walls shall be provided with fireproof self-closing doors having a one hour rating.

Rule 4.3. All reference herein to the enclosure of stairways or ramps shall be deemed to apply only to required stairways or ramps.

Rule 5.0. Enclosure of Stairways in Factory Buildings Erected Prior to October 1, 1913, and Not Occupied as Factory Buildings on July 1, 1948.

Rule 5.1. Buildings which are not required by Section 270, Subdivision 1 of the Labor Law to be fireproof, shall have required stairways or ramps enclosed in partitions of one-hour fire-resistive construction from the lowest point of the stairway or ramp.

Rule 5.2. Where the stairway or ramp extends to the top floor of the building, such partitions shall extend to the underside of the roof boarding. That portion of the underside of the roof beams within the stair enclosure shall be covered with fire resistive materials except in buildings with roofs of noncombustible material, in which case the partitions may stop at the underside of the roof.

Rule 5.3. Where the stairway or ramp is required to extend to the roof, the enclosure shall be so built as to form a bulkhead having a fire-resistive rating of one hour, except where such bulkhead occurs on an interior lot line, such construction shall be not less than 8 inches of masonry on the lot line side.

Rule 5.4. All openings to such partitions shall be provided with approved one hour self-closing opening protective assemblies except where such openings are in the exterior wall of the building.

Rule 5.5. The bottom of the enclosure shall be of fireproof material at least 4 in. thick unless the partition extends to the cellar bottom.

Rule 5.6. In all factory buildings erected prior to October 1, 1913, and not occupied as factories on July 1, 1948, and exceeding four stories in height, stairways or ramps serving as required means of egress shall be enclosed throughout with partitions of incombustible material having a fire resistive rating of one hour, and all openings to such partitions shall be provided with approved self-closing one hour test opening protective assemblies except where such openings are in the exterior wall of the building.

Rule 5.7. In all factory building erected subsequent to October 1, 1913, four stories or less in height, required stairways or ramps serving as required means of egress shall be enclosed throughout with partitions having a fire resistive rating of one hour and all openings thereto shall be equipped with approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior wall of the building.

Rule 5.8. In all factory buildings erected subsequent to October 1, 1913, and prior to January 1, 1938, exceeding 4 stories in height, stairways or ramps serving as required means of egress shall be enclosed in partitions constructed of incombustible materials having a fire resistive rating of one hour, up to a maximum height of 150 ft. and two hours above such height, and all openings to such partitions shall be equipped with approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior wall of the building.

Rule 5.9. In all factory buildings erected subsequent to January 1, 1938, exceeding 4 stories in height, stairways or ramps serving as required means of egress shall be enclosed in partitions of incombustible materials having a fire resistive rating of 2 hours and all openings to such enclosures shall be protected by approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior walls of the building.

Rule 6.0. In all factory buildings, coming within Section 270 of the Labor Law, Stairways or Ramps Serving as Required Means of Egress Shall be Ventilated at the Top by:

(a) A skylight not less than 20 square feet in area, constructed of metal frames, glazed with plain glass, protected with wire screens in metal frames above and below, and provided with fixed open metal louvres on two sides, having an aggregate effective ventilating area of not less than twenty square feet. A fixed open ridge ventilator having not less than 144 sq. inches of effective ventilating area may be substituted for an equal portion of the required louvres; or

(b) An exterior window, not facing on the lot line, equal to the area required for a skylight, glazed with plain glass and provided with fixed open louvres having an effective ventilating area of not less than 10 square feet; or

(c) In a sprinklered stair or ramp enclosure, a metal framed automatic skylight not less than 16 square feet in area, glazed with wired glass, or with plain glass protected over and under with wire screens in metal frames. Such automatic skylights to be counterbalanced, actuated by a fusible link designed to operate at not more than 180° F.

Rule 7.0. Storage of Combustible Material Within Factory Stairway Enclosures.

Rule 7.1. In all factory buildings no articles or wares of any nature shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith. But this shall not prohibit the erection and maintenance of a stand to be built of incombustible material and wire glass or one-quarter inch thick plate glass for the retail sale of cigars, cigarettes and tobacco and candies in original packages or daily newspapers in the public hall or corridor on the first story of any building provided there is no open flame. All portions of the stand and any portion

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of any permitted accessory use, the same shall be set back at least 18 in. from the outside line of travel of the required legal width of exit. Each such stand shall be provided with at least one approved 2½ gallon chemical fire extinguisher.

Rule 8.0. Safe Egress from Roofs of Factory Buildings.

Rule 8.1. Interior stairs or ramps serving as required means of egress in factory buildings erected after October 1, 1913, not exceeding five stories in height and in factory buildings erected before October 1, 1913, and occupied as factories on July 1, 1948, shall not be required to extend to the roof where there is no safe egress from the roof.

Rule 8.2. No safe egress shall be deemed to exist when:
a. The roof or the top of the parapet wall of an adjoining building is more than 8 feet below or more than five feet above the top of the parapet wall of the building in question and there is no outside party wall fire escape, party wall exterior screened stairway, party wall balconies or bridges, or where outside exits do not connect to adjoining buildings at roof level, or where there are no unbarred window openings 5 ft. above the roof or parapet wall of the building in question.
b. Where the roof of the building in question has a pitch exceeding 1 ft. in 6 ft. of horizontal run.

Rule 8.3. When there is no safe egress from the roof, there shall be:

- a. A single rung iron ladder; or
- b. A flat tread iron or steel ladder within the stair or ramp enclosure. Such ladder shall be properly secured to top and bottom and shall lead to an easily openable scuttle not less than 2 ft. by 3 ft. in area. Such scuttle may be provided with an easily operated fastening device.

Rule 8.4. Where the stair bulkhead door or scuttle opens within 10 feet from the open edge of the roof, an iron railing properly placed at least 3 ft. high and at least 10 ft. long shall be provided at the edge of the roof.

Rule 9.0. Substandard Factory Exit.

Rule 9.1. Fire Escapes.

9.1.1. When, in addition to the required exits from any factory or factory building, there exist other means of egress which are not in accordance with the requirements of the Labor Law and these Rules, such means of egress may be retained under the following conditions:

9.1.2. Substandard fire escapes shall be maintained structurally safe, properly painted

and with openings leading thereto kept in good repair.

9.1.3. In lieu of a counterbalanced stairway, a drop ladder in guides with a backdropped gravity hook may be provided of sufficient length to reach to the ground or safe landing place with a passageway opening cut in the balcony rail and the rail shall be properly placed.

9.1.4. Where substandard fire escapes are located in the court or at the side or rear of a building, proper egress to a point of safety shall be provided, either to open adjoining yard or the lowest balcony of the fire escape may be connected to adjoining fire escape, exterior stairway, to roof of adjoining extensions or other means of egress satisfactory to the Borough Superintendent.

9.1.5. Substandard fire escapes shall be kept clear of all obstructions and shall not be used for fire drills or considered as a basis for computation of occupancy.

Rule 9.2. Stairways.

9.2.1. Interior stairways or ramps not conforming to the requirements of the Labor Law or the rules of the Board and not required for egress, may be retained, provided egress to same is maintained unobstructed, halls are properly lighted and all landings, passageways, etc. are maintained free and unobstructed.

9.2.2. Where such non-required interior stairways or ramps are unenclosed they shall, prior to July 1, 1955, be provided with an automatic counterbalanced smoke-proofed trap door actuated by fusible links or enclosed by an enclosure which shall be reasonably smoketight to the satisfaction of the Borough Superintendent.

Rule 9.3. Exterior Screened Stairways.

9.3.1. Exterior screened stairways not serving as required means of egress shall be maintained structurally safe and kept properly painted. Exits thereto and all platforms and passageways thereof shall be maintained unobstructed and egress from their termination shall be provided as required for substandard fire escapes, in accordance with Rule 9.1.4.

Rule 9.4. Horizontal Bridges.

9.4.1. Horizontal bridges and party wall balconies between buildings shall be maintained structurally safe and properly painted and access thereto and all passages leading thereto shall be maintained unobstructed.

Rule 9.5. Signs.

9.5.1. No sign of any character shall be placed at openings leading to substandard exits.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

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and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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COURT DECISION

Matter of Laura Rosenberg vs. Board:—On December 8, 1953, Board denied appeal by this adjoining owner to reverse decision of the Borough Superintendent, refusing to rescind a permit for parking in a residence use district on a tax lot No. 67, which combines former tax lot No. 67, on which there is a Class A multiple dwelling erected in 1940, and former tax lot No. 34, on which there existed a dwelling which was removed; the added tax lot is to be restricted to parking of cars belonging to tenants in the multiple dwelling; Cal. No. 652-53-A; premises 1762 East 14th Street, west side, 275 ft. north of Avenue R, Borough of Brooklyn.

In Supreme Court, Kings County, a stipulation of discontinuance was agreed to by attorneys for the respective parties, on October 22, 1954.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellant and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

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813-54-A—H.B.B.—616 East 17th street, west side, 182 ft. north of Foster avenue, Block 5237, Lot 22, Borough of Brooklyn, Alt. 2081-54—re required open spaces—Multiple Dwelling.

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815-54-A—H.B.Q.—152-02 to 152-04 Cross Bay boulevard; 150-17 to 150-39 89th street; 89-25 to 89-49 151st avenue and 90-01 to 92-03 153rd avenue, Block 11421, Lot 13, Ozone Park, Borough of Queens, N.B. 2974-54 to N.B. 2982-54, inclusive—variation of sec. 33(4) and sec. 60 of the Multiple Dwelling Law re open areas, height—also under section 36, General City Law re buildings not fronting on legal streets.

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817-54-BZ—H.B.Q.—65-10 Maurice avenue, southeast corner of 51st road, Block 2375, Lot 144, Maspeth, Borough of Queens, N.B. 3377-54—gasoline service station.

818-54-SA—Humphrey Radiantfire Circulators, Models 20 HV, 40 HV and 60 HV (gas-fired), manufactured by General Gas Light Co., Appliance.

819-54-SM—Puzzolanic Mortar (plastercizer for brick mortar), manufactured by Colonial Blue Diamond Mortar Corp., Material.

820-54-SA—Century Engineering Corp., Oil Burner, Model 1P, to be marketed also as Crane Co., Oil Burner, Model 1P, manufactured by Century Engineering Corp., Appliance.

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827-54-SA—Amana Air Conditioners, Models 50-A1, 75-A2, 75-A3, 100-A3, 100A-3A, 50B-2, 75B-2, 75B-3 and 100B-3, manufactured by Amana Refrigeration, Inc., Appliance.

828-54-A—H.B.Bx.—447 East 167th street, north side, 69 ft. east of Park avenue, Block 2389, Lot 59, Borough of The Bronx, Alt. 1102-53—re variation of sec. 177 of the Multiple Dwelling Law re required open spaces.

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DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M and A.—Dept. of Marine and Aviation.

RULES

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Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April	24, 1951—Vol. 36, No. 7A
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Erection, Alteration, Repair, Excavation for and Demolition of Buildings	July	31, 1951—Vol. 36, No. 31A
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Administrative Code Excerpts

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

NOVEMBER 9, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 9, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

139-53-BZ

APPLICANT—Leonard F. Rothkrug, for P. J. Construction Corp., owner.

SUBJECT—Application February 27, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage, nearer to side and rear lot lines than is permitted.

PREMISES AFFECTED—110-40 Jewel avenue, south side, 200 ft. west of 112th street, Block 2231, Lot 26, Forest Hills, Borough of Queens.

Laid over from September 21, 1954, to October 13, 1954, at request of applicant's representative; then to November 9, 1954, for inspection and decision without further argument; hearing closed.

723-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John Albergo, owner.

SUBJECT—Application reopened December 22, 1953 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of twenty motor vehicles on the same lot with a three family dwelling, for a term of five years.

PREMISES AFFECTED—169-177 Palmetto street, north side, 125 ft. east of Central avenue, Block 3342, Lot 55, Borough of Brooklyn.

Laid over from October 13, 1954, to November 9, 1954, for inspection, additional information from applicant and for decision without further argument; hearing closed.

945-53-A

APPLICANT—Lama, Proskauer and Prober, for John Albergo, owner.

SUBJECT—Application filed September 16, 1953—for a variation of the provisions of section 60 of the Multiple Dwelling Law.

PREMISES AFFECTED—177 Palmetto street, north side, 125 ft. east of Central avenue, Block 3342, Lot 55, Borough of Brooklyn.

372-52-BZ

APPLICANT—Remander and Miller, for Walter G. Stackler and Leonard L. Frank, owners.

SUBJECT—Application May 21, 1952 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a local retail and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, accessory sales, motor vehicle repairs and office.

PREMISES AFFECTED—231-16 Linden boulevard and 117-04 232nd street, southwest corner, Block 12748, Lot 106, St. Albans, Borough of Queens.

Laid over from October 13, 1954, to November 9, 1954, for notices to be sent to affected property owners.

242-54-BZ

APPLICANT—Charles M. Spindler, for CMH Realty Co., Inc., owner.

SUBJECT—Application April 8, 1954—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories, and office.

CALENDAR

PREMISES AFFECTED—21-15 Jackson avenue and 46-27 to 46-35 21st street, northeast corner and 21-02 to 21-10 46th road, Block 74, Lot 1, Long Island City, Borough of Queens.

Laid over from October 13, 1954, to November 9, 1954, for inspection and decision without further argument.

397-54-BZ

APPLICANT—Patrick D. Concagh, for 309 West Street Corp., owner.

SUBJECT—Application May 20, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the demolition of existing buildings and to permit vacant plot to be used for the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—309-311 West 46th street, north side, 145 ft. west of 8th avenue, Block 1037, Lots 125 and 26, Borough of Manhattan.

Laid over from October 13, 1954 to November 9, 1954, for inspection and decision without further argument; hearing closed.

455-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Frederick H. Kreckman, owner.

SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of ten years the conversion of existing legal use (garage), to office auto body and fender work, welding and incidental auto painting and spraying.

PREMISES AFFECTED—184-186 Vermont street, west side, 141 ft. 9 in. south of Atlantic avenue, Block 3688, Lots 25 and 26, Borough of Brooklyn.

Laid over from October 13, 1954 to November 9, for inspection and decision without further argument; hearing closed.

790-53-BZ

APPLICANT—William A. Giesen, for Richard Griffin, owner.

SUBJECT—Application October 30, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension in use and area of an existing gasoline service station to include gasoline and oil selling station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories, store and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6161-6199 Broadway, southwest corner of West 251st street, Block 3415, Lots 1182, 1186 and 1187, Borough of The Bronx.

Laid over from September 28, 1954, to October 26, 1954, for inspection and decision without further argument; hearing closed; then to November 9, 1954, for applicant to submit revised plans and new decision of the Borough Superintendent changing the location of the proposed building and for decision by the Board; hearing previously closed.

791-53-A

APPLICANT—William A. Giesen, for Richard Griffin, owner.

SUBJECT—Application October 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—6161-6199 Broadway, southwest corner of West 251st street, Block 3415, Lots 1182, 1186 and 1187, Borough of The Bronx.

823-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Flygo Holding Corp., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under 7f, 7i and 7A of the zoning resolution, to permit in a business

use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs and office, and to permit the parking and storage of more than five motor vehicles; with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—436-438 Kings highway, south side, from Lake street to Van Sicklen street; 2-10 Lake street and 1-11 Van Sicklen street, Block 6679, Lots 1 and 8, Borough of Brooklyn.

Laid over from October 5, 1954, to October 26, 1954, at request of objector's representative; no further adjournment; then to November 9, 1954, for decision by the Board; no further argument; hearing closed.

251-54-BZ

APPLICANT—John F. Fitzsimons, for William H. Mosebach and Mildred Mosebach, owners.

SUBJECT—Application April 9, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district, the change of occupancy from one family dwelling to two family dwelling.

PREMISES AFFECTED—23-31 Nellis street, northeast side, 96.98 ft. northwest of Williamson avenue, Block 12713, Lot 11, Springfield Gardens, Borough of Queens.

Laid over from September 28, 1954, to October 26, 1954, for inspection and decision without further argument; applicant to furnish Board with a title search giving the date of taking title by the present owner; then to November 3, 1954, for further consideration and for applicant to have contractor present at the hearing; then to November 9, 1954, for further hearing; to permit salesman of owning corporation to be present.

152-54-BZ

APPLICANT—Robert Gottlieb, for Carl Rubman, owner.

SUBJECT—Application March 5, 1954—(decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a retail use district for a term of ten years manufacturing that is not incidental to the conduct of a retail business conducted on premises.

PREMISES AFFECTED—721 Burke avenue, northeast corner of Cruger avenue, Block 4597, Lots 5 and 9, Borough of The Bronx.

Laid over from November 3, 1954, to November 3, 1954, at request of objector's representative; no further requests for adjournment.

153-54-A

APPLICANT—Robert Gottlieb, for Carl Rubman, owner.

SUBJECT—Application March 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—721 Burke avenue, northeast corner of Cruger avenue, Block 4597, Lots 5 and 9, Borough of The Bronx.

191-54-BZ

APPLICANT—Charles Abrahams, for Industrial Iron and Steel Products Co., owner.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent), under section 21 of the zoning resolution, to permit in an unrestricted use, C area district the extension to existing building using more than the area permitted.

PREMISES AFFECTED—211-217 Banker street, east side, 145 ft. south of Meserole avenue, Block 2616, Lot 56, Borough of Brooklyn.

Laid over from November 3, 1954, to November 9, 1954, for consideration and decision by the Board without further argument; hearing closed.

192-54-A

APPLICANT—Charles Abrahams, for Industrial Iron and Steel Products Co., owner.

SUBJECT—Application March 10, 1954—Appeal from a decision of the borough superintendent.

CALENDAR

PREMISES AFFECTED—211-217 Banker street, east side, 145 ft. south of Meserole avenue, Block 2616, Lot 56, Borough of Brooklyn.

955-23-BZ—Vol. II

APPLICANT—Siegel and Green, for 206 East 56th Street Realty Corp., owner (Park Palace Auto Service Corp., lessee).

SUBJECT—Application reopened July 20, 1954 as Vol. II—re (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a business use district the parking and storage of more than five motor vehicles on roof of existing garage for more than five motor vehicles.

PREMISES AFFECTED—206-214 East 56th street, south side, 110 ft. east of 3rd avenue, Block 1329, Lot 41, Borough of Manhattan.

1357-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Marvel I. Hory, owner.

SUBJECT—Application reopened July 20, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, store and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4467-4479 Broadway and 700-706 West 192nd street, southwest corner, Block 2180, Lot 513, Borough of Manhattan.

1148-38-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Neill Supply Co., owner.

SUBJECT—Application reopened March 9, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e, 21 and 19A of the zoning resolution, to permit in a residence use the erection and maintenance of a warehouse and office with an entrance to loading berth nearer the intersection than is permitted.

PREMISES AFFECTED—47-45 to 47-63 49th street and 49-01 to 49-07 48th avenue, northeast corner, Block 2287, Lot 1, Sunnyside, Borough of Queens.

280-41-BZ—Vol. III

APPLICANT—Paul Friedman, for Constel Realty Corp., owner.

SUBJECT—Application reopened July 27, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a storage garage for more than five motor vehicles, and a motor vehicle repair shop (including welding, painting and spraying), and to permit the parking of motor vehicles on unbuilt upon portion of plot for customers and employees.

PREMISES AFFECTED—89 Furman avenue, west side, 99.5 ft. north of Bushwick avenue, Block 3462, Lots 26, 63 and 67, Borough of Brooklyn.

539-46-BZ—Vol. III

APPLICANT—Gabriel Nathan, for SKR Holding Corp., owner.

SUBJECT—Application reopened July 7, 1954 as Vol. III re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district the change in occupancy from gasoline service station, motor vehicle repair shop, storage and parking lot to factory use.

PREMISES AFFECTED—64-13 to 64-21 Rockaway Beach boulevard, south side, 80.86 ft. east of Beach 65th street, Block 396, Lot 5, Rockaway Beach, Borough of Queens.

315-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Missouri Enterprises, Inc., Sidney Moseson and William B. Putnam, owners (Missouri Enterprises, Inc., lessee).

SUBJECT—Application reopened as Vol. II—October 20, 1953—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district for a term of ten years the erection and maintenance of a luncheonette, office, kiddie park and accessory parking of patrons cars (previously denied by the Board for lots 30 and 34).

PREMISES AFFECTED—231-12 to 231-20 Northern boulevard and 45-02 to 45-20 232nd street, southwest corner and 45-15 to 45-23 231st street, Block 8164, Lots 15, 18, 30, 34 and 37, Little Neck, Borough of Queens.

197-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

SUBJECT—Application March 12, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sales and office; and automobile showroom; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—58-12 to 58-30 (58-20 official) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

345-54-BZ

APPLICANT—Fred C. Dahlem, for Frank K. Paulis, owner.

SUBJECT—Application May 4, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district the parking and storage of more than five motor vehicles for patrons of Villa Bette restaurant (no fees to be charged).

PREMISES AFFECTED—45-47 City Island avenue, west side, 25 ft. north of Rochelle street, Block 5625, Lot 32, Borough of The Bronx.

582-54-BZ

APPLICANT—Samuel Rosenblum, for 156 William Street Corp., owner.

SUBJECT—Application July 6, 1954—(decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a retail use district the erection and maintenance of an office building without the required loading berth.

PREMISES AFFECTED—77-83 Ann street and 156 William street, northeast corner and 49-53 Beekman street, Block 93, Lots 17, 20, 31, 32 and 33, Borough of Manhattan.

637-54-BZ

APPLICANT—Eggers and Higgins, for Law Center Foundation, owner.

SUBJECT—Application August 2, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district the demolition of existing building (unit 1), and the construction of a structure to be used in conjunction with existing building (unit 2), using more than the area permitted at curb level and without the required rear yard across entire rear of lot and extending from street line to rear lot line, and without yard starting at curb level.

PREMISES AFFECTED—64-72 Washington place and 33-36 Washington Square West, southwest corner, Block 552, Lots 22, 24 and 25, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 9, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, November 9, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

CALENDAR

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.
SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

360-53-A

APPLICANT—L. Brodsky and Sons, for Lemarsel Realty Corp., owner.
SUBJECT—Application May 1, 1953—Appeal from a decision re an order of the fire commissioner.
PREMISES AFFECTED—8 Greene street, east side, 101 ft. 1¾ in. north of Canal street, Block 230, Lot 12, Borough of Manhattan.

490-53-A

APPLICANT—Joseph H. Sand, for Aace F. Bjerrum, owner.
SUBJECT—Application June 26, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—374 Lexington avenue, south side, 325 ft. east of Marcy avenue, Block 1804, Lot 20, Borough of Brooklyn.

303-53-A

APPLICANT—William Picker Co., for C. & W. Holding Corp., owner.
SUBJECT—Appeal from a decision re an order of the Fire Commissioner.
PREMISES AFFECTED—132 Greenwich street, west side, 24 ft. south of Cedar street, Block 54, Lot 21, Borough of Manhattan.

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.
SUBJECT—Application March 3, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

824-53-A

APPLICANT—Bernhardt T. Berman, for Sol R. Mantell, owner.
SUBJECT—Application November 19, 1953 filed pursuant to Section 35 General City Law re premises in bed of a mapped street—Beach 68th street and an Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—68-02 Bayfield avenue, north side, 275 ft. west of Beach 67th street, Block 447, Lot 83, Arverne, Borough of Queens.

138-54-A

APPLICANT—Aaron Gelman, for Lester T. Doyle (trustee).
SUBJECT—Application February 18, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1100-1104 East 177th street, southeast corner of Devoe avenue, Block 3904, Lot 1, Borough of The Bronx.

799-53-A

APPLICANT—Leonard F. Rothkrug, for Congregation Ahavath Israel and Talmud Torah, of East Midwood, Inc., owner.
SUBJECT—Application November 6, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1122 East 29th street, west side, 140 ft. south of Avenue K, Block 7628, Lot 53, Borough of Brooklyn.

372-54-A

APPLICANT—H. E. Horwood, for Colkat Inc., owner (Baker Linen Co., lessee).
SUBJECT—Application May 5, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—315-317 Church street, east side, 18 ft. 8 in. south of Lispenard street, cellar; Block 194, Lot 20, Borough of Manhattan.

362-54-A

APPLICANT—Technicon Chemical Co., Inc., owner.
SUBJECT—Application May 3, 1954—Re: Packaging, storage and sale of mixture known as Technicon (Clearing Agent) Dehydrant, Type C650, in glass containers (capacity of containers in excess of 32 oz., contrary to Administrative Code requirements).

638-54-A

APPLICANT—Eggers and Higgins, for Law Center Foundation, owner.
SUBJECT—Application August 2, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sections 27 re required open spaces.
PREMISES AFFECTED—64-72 Washington place and 33-36 Washington Square West, southwest corner, Block 552, Lots 22, 24 and 25, Borough of Manhattan.

338-54-A

APPLICANT—George Raymond Euell, for Marguerite Guthrie, owner (Shaffey Bashure, lessee).
SUBJECT—Application April 28, 1954—Appeal from a decision of the borough superintendent re Revocation of permit—Alt. 5114-53.
PREMISES AFFECTED—2777 Knapp street, east side, 263.66 ft. north of Shore parkway and 2776 Plumb street, Block 7546, Lot 20, Borough of Brooklyn.

488-54-A

APPLICANT—J. M. Nicholson, for the Long Island Railroad Co. (William Wyer, trustee), owner.
SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—91-53 121st street, northeast corner of Atlantic avenue, Block 9375, Lot 58, Morris Park Shops, Richmond Hill, Borough of Queens.

569-54-A

APPLICANT—Cole and Liebmann, for Augusta Realty Co., Inc., owner.
SUBJECT—Application July 8, 1954—filed pursuant to sec. 310 of the variation of sec. 172, subdivision 1 of the M.D.L. re minimum dimensions of yard.
PREMISES AFFECTED—2009 Lexington avenue, east side, 14 ft. 6 in. north of East 122nd street, Block 1771, Lot 21½, Borough of Manhattan.

570-54-A

APPLICANT—Cole and Liebmann, for 2015 Lexington Avenue Realty Corp., owner.
SUBJECT—Application July 8, 1954—filed pursuant to sec. 310 of the M.D.L. for variation of Sec. 172, subdivision 1 of the M.D.L. re required yard area.
PREMISES AFFECTED—2015 Lexington avenue, east side, 58 ft. north of East 122nd street, Block 1771, Lot 20½, Borough of Manhattan.

571-54-A

APPLICANT—Cole and Liebmann, for Augusta Redman, owner.
SUBJECT—Application July 8, 1954—filed pursuant to section 310 of the M.D.L. for variation of section 172, subdivision 1 of the M.D.L. re required yard area.
PREMISES AFFECTED—2017 Lexington avenue, east side, 72 ft. 6 in. north of East 122nd street, Block 1771, Lot 20¼, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

NOVEMBER 16, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 16, 1954, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

400-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Rilous, owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district for a term of twenty years the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6625, Lot 50, Flushing, Borough of Queens.

Laid over from July 13, 1954, to November 16, 1954, for possible withdrawal in event premises is acquired for park purposes.

401-46-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Bilous, owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—re Appeal filed pursuant to section 35, General City Law re premises in bed of mapped street—75th road (previously withdrawn).

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6626, Lot 50, Flushing, Borough of Queens.

757-53-BZ

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five cars on first and second floors, to office, storage of paper stock and twine on first floor, and manufacture of paper boxes and storage of paper stock on second floor.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

Laid over from June 8, 1954, to September 14, 1954, at request of applicant. Applicant to notify property owners in affected area by registered mail within two weeks of adjourned date; then to November 16, 1954, at request of the applicant; notices to be sent by registered mail to affected owners within two weeks of date of hearing set for November 16, 1954 at 10 A. M.

758-53-A

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Concord Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

737-38-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Bridge Motors, Inc., owner (Joseph Liss, lessee).

SUBJECT—Application reopened June 15, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years the maintenance of existing parking and storage of more than five motor vehicles, and to permit the erection and maintenance of a gasoline service station and office.

PREMISES AFFECTED—1171-1185 River avenue, west side, 100 ft. south of East 167th street, Block 2496, Lot 64, Borough of The Bronx.

Laid over from October 13, 1954, to November 16, 1954, for inspection by a committee of Board, additional information from applicant and for decision without further argument; hearing closed.

117-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Matteo Guerino, owner.

SUBJECT—Application February 17, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles with a show window nearer the residence use district than is permitted.

PREMISES AFFECTED—394-404 Avenue U and 2133-2143 East 2nd street, southeast corner, Block 7129, Lot 1, Borough of Brooklyn.

Laid over from October 19, 1954, to November 16, 1954, for inspection and decision without further argument; hearing closed.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district portion of a lot located in a residence and unrestricted use, A area district the erection and maintenance of an additional building, using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision without further argument; hearing closed; then to September 14, 1954, for further consideration by the Board and decision; hearing previously closed; then to October 5, 1954, at request of the Board, for further consideration and inspection; then to October 26, 1954, for inspection; objectors may file additional objections and applicant to file revised plans; then to November 16, 1954, at request of the applicant, for applicant to file new proposal and for further objections to be filed.

288-54-BZ

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

SUBJECT—Application April 7, 1954—(decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit in an unrestricted use, B area and 1½ times height district the erection and maintenance of a structure in excess of height permitted and without the required loading berths.

PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

Laid over from July 20, 1954, to July 27, 1954, for further consideration and decision; hearing closed; then to October 5, 1954, at request of applicant for the purpose of furnishing revised plans in connection with this application and Cal. 289-54-A, and to obtain any additional objections that may be necessary; then to October 13, 1954, for applicant to consult with owner and report to the Board as to certain changes in plans as to insulation and combustion; then to November 3, 1954, at request of the applicant, then to November 16, 1954, at request of the applicant; no further requests for adjournment.

289-54-A

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

CALENDAR

SUBJECT—Application April 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

588-41-BZ

APPLICANT—Seymour Okonowitz, lessee for Donald Associates, owner.

SUBJECT—Application reopened October 13, 1954, re extension of term of variance—re (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—201-217 Beach 29th street, 202-214 Beach 30th street and north side of Seagirt avenue, from Beach 29th to Beach 30th streets, Block 287, Lot 20, Edgemere, Borough of Queens.

1674-21-BZ—Vol. II

APPLICANT—Herman Kron, for Plancher Corp., owner.

SUBJECT—Application reopened May 4, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit the removal of partition dividing the residence use district from the business use district on the second floor, to be used as an extension to existing public assembly (catering) use.

PREMISES AFFECTED—151 East Burnside avenue and 2052-2062 Creston avenue, northeast corner, Block 3160, Lot 1, Borough of The Bronx.

647-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Maria Suarez, owner (Angels Auto Sales, lessee).

SUBJECT—Application reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a business use district for a term of fifteen years the maintenance of existing class 5 structure (quonset hut) for car washing, simonizing and motor vehicle repair shop in conjunction with existing office and storage, sales and display of cars.

PREMISES AFFECTED—535-549 Remsen avenue, east side, 100 ft. north of Church avenue, Block 4687, Lot 12, Borough of Brooklyn.

908-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Merrick Westbury Corp., owner.

SUBJECT—Application December 30, 1952—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles on unbuilt upon portion of lot; for a term of fifteen years.

PREMISES AFFECTED—203-20 Rocky Hill road and 47-52 to 47-58 204th street, southwest corner and 203-17 to 203-27 48th avenue, Block 7355, Lot 61, Bayside, Borough of Queens.

62-53-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for LaGuardia Hotel Inc., owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E area district the off street parking of motor vehicles within the required open spaces and required set back; and to permit the erection of electric signs on building and also on the roof.

PREMISES AFFECTED—99-01 to 99-19 Ditmars boulevard, north side, from 22nd avenue to 22nd road; 99-02 to 99-12 22nd avenue and 100-01 to 100-17 22nd road, Block 1634, Lot 101, East Elmhurst, Borough of Queens.

116-54-BZ

APPLICANT—Ingram S. Carner, for Eswin Construction Corp., owner.

SUBJECT—Application February 17, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—231-13 to 231-21 Linden boulevard and 116-64 to 116-72 232nd street, northwest corner, Block 11332, Lot 1, Springfield, Borough of Queens.

200-54-BZ

APPLICANT—Leonard F. Rothkrug, for John Scala, owner.

SUBJECT—Application March 16, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of non-commercial motor vehicles.

PREMISES AFFECTED—528-532 4th street, south side, 117 ft. 10 in. east of 8th avenue, Block 1083, Lots 11, 12 and 13, Borough of Brooklyn.

222-54-BZ

APPLICANT—Max Horn, for 95-26 Sutphin Boulevard Corp., owner.

SUBJECT—Application March 31, 1954—(decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles of patrons and employees of adjoining building, loading and unloading, with a business entrance (curb cut).

PREMISES AFFECTED—95-25 Waltham street, east side, 150 ft. north of 97th avenue, Block 10026, Lots 35, 37 and 38, Jamaica, Borough of Queens.

456-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel and Stanley W. Berman, owners.

SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—7602-7624 Flatlands avenue, south side, from East 76th to East 77th streets, 901-911 East 76th street and 902-910 East 77th street, Block 8013, Lots 1, 4, 5, 6 and 8, Borough of Brooklyn.

663-54-BZ

APPLICANT—Samuel Rosenblum, for Marchant Estates, Inc., owner.

SUBJECT—Application September 9, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station, to include lubritorium, washing of cars, storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—24-34 Lafayette street and 530-532 Pearl street, northwest corner and 41 Elk street, Block 168, Lot 12, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 16, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, November 16, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

CALENDAR

778-53-A

APPLICANT—John T. Kelleher, borough superintendent, Borough of Queens.

OWNERS OF PREMISES—Herman Haken and H. L. Kreuscher.

SUBJECT—Application October 30, 1953—Revocation of Certificate of Occupancy #Q91444 issued 9/14/53.

PREMISES AFFECTED—106-01 Merrick boulevard, southeast corner of 106th avenue, Block 10237, Lot 5, Jamaica, Borough of Queens.

566-53-A

APPLICANT—Henry George Greene, for Clintonic Beverage Co., owner.

SUBJECT—Application July 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-51 Suffolk street, west side, 100 ft. north of Grand street, Block 351, Lot 51, Borough of Manhattan.

879-53-A

APPLICANT—Harry L. Alper, for Marian R. Feist, and Harold A. Rouse, owners (Third-Mile Shoe Co., Inc., lessee).

SUBJECT—Application December 10, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1536 Third avenue, west side, 72 ft. 8½ in. north of East 86th street, Block 1515, Lot 36, Borough of Manhattan.

105-53-A

APPLICANT—Hellenic Orthodox Community Saint Barbara, Adjoining owner.

OWNER OF RECORD—Kamgo Service Station Inc.

SUBJECT—Application February 9, 1953—Appeal from a decision of the borough superintendent re Revocation of Certificate of Occupancy, 30392/52 and Approval of N.B. App. 62-52.

PREMISES AFFECTED—26 Forsyth street, east side, 101 ft. 6 in. north of Division street, Block 292, Lot 7, Borough of Manhattan.

486-54-A

APPLICANT—Fred Leef, Isadore Silverman and Samuel Feldman, d/b/a Silverleaf Realty Corp., owner (Fred-Chaite Studios Inc., lessee).

SUBJECT—Application June 16, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35 West 56th street, north side, 369 ft. east of 6th avenue (Avenue of the Americas), Block 1272, Lot 16, Borough of Manhattan.

40-54-A

APPLICANT—Ralph E. Stork, for Dairymen's League Co-op. Association, Inc., owner.

SUBJECT—Application January 19, 1954—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—513-523 West 24th street, north side, 455 ft. east of 11th avenue, Block 696, Lot 20, Borough of Manhattan.

531-54-A

APPLICANT—Abraham Grossman, for Adelan Realty Corp., owner (Lillian Gottesman and Gertrude E. Alpern, lessees).

SUBJECT—Application June 25, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—103-105 Norfolk street, west side, 100 ft. north of Delancey street, Block 353, Lots 35 and 36, Borough of Manhattan.

772-54-A

APPLICANT—Phelps Dodge Refining Corporation, owner.

SUBJECT—Application filed October 16, 1954 pursuant to section 35 of the General City Law for approval of the issuance of a permit for the erection of an extension of an existing building in the beds of mapped streets (45th and

46th streets)—decision of the Commissioner of Marine and Aviation.

PREMISES AFFECTED—Foot of 43rd place, southeast side, 350 ft. north of Newtown Creek, Block 2529, Lot 1, Laurel Hill, Borough of Queens.

453-54-A

APPLICANT—A. L. Seiden, for American Friends of Hebrew University, Inc., owner.

SUBJECT—Application June 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9 East 89th street, north side, 204 ft. 11 in. east of 5th avenue, 5th floor, Block 1501, Lot 9, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 23, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 23, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

232-54-BZ

APPLICANT—Gustave Goldman, for Nathan A. Goldstein, owner.

SUBJECT—Application April 6, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of five years the use of premises for doctor's offices in cellar in addition to existing doctor's office and dwelling on first floor.

PREMISES AFFECTED—71-18 Main street, northwest corner of 71st road, Block 6619, Lot 32, Flushing, Borough of Queens.

Laid over from October 19, 1954, to November 23, 1954, for inspection and decision; hearing closed.

247-54-BZ

APPLICANT—Lama, Proskauer and Prober, and Irwin Pakula, for Morio and Susie Marani, owners.

SUBJECT—Application March 24, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in the local retail use district portion of a plot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles in residence use portion all, for a term of fifteen years.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner, Block 6823, Lot 1, Jamaica, Borough of Queens.

Laid over from October 19, 1954, to November 23, 1954, for inspection and decision; hearing closed.

248-54-A

APPLICANT—Lama, Proskauer and Prober and Irwin Pakula, for Mario and Susie Marani, owners.

SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent—filed pursuant to section 35, General City Law, re premises located in the beds of mapped streets—proposed widening of Parsons boulevard and 75th avenue.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner, Block 6823, Lot 1, Jamaica, Borough of Queens.

364-54-BZ

APPLICANT—Patrick D. Concagh for Donato Diovi Salvo, owner.

CALENDAR

SUBJECT—Application May 7, 1954—(decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence and local retail use district the parking and storage of motor vehicles.

PREMISES AFFECTED—1194-1204 Ogden avenue, east side, 285.04 ft. north of West 167th street and 1199-1203 Nelson avenue, Block 2516, Lots 13, 14 and 48, Borough of The Bronx.

Laid over from October 19, 1954, to November 23, 1954, for inspection and decision; hearing closed.

423-54-BZ

APPLICANT—Paul Friedman, for Peter and Rachel Federico, owners.

SUBJECT—Application June 2, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

Laid over from October 19, 1954, to November 23, 1954, for inspection and decision; hearing closed.

172-54-BZ

APPLICANT—Kenneth W. Milnes, for Thomas M. Crowe, owner.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a retail use district, the reconstruction of existing gasoline service station to include, gasoline service station, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—2000 Victory boulevard, southwest corner of Perry avenue, Block 723, Lot 9, West Brighton, Borough of Richmond.

Laid over from September 28, 1954, to October 26, 1954, for applicant to file an administrative appeal in connection with the widening of Victory boulevard and to revise his plans as to location of accessory building.

Laid over from October 26, 1954, to November 23, 1954, for hearing with Cal. No. 796-54-A.

796-54-A

APPLICANT—Kenneth W. Milnes, for Thomas M. Crowe, owner.

SUBJECT—Application October 13, 1954—filed pursuant to section 35, General City Law re premises partly in bed of proposed widening of Victory boulevard.

PREMISES AFFECTED—2000 Victory boulevard, southwest corner of Perry avenue, Block 723, Lot 9, West Brighton, Borough of Richmond.

281-54-BZ

APPLICANT—Paul Friedman, for Alice Price, owner.

SUBJECT—Application April 19, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—166-11 Northern boulevard, northwest corner of 167th street, Block 5341, Lot 1, Flushing, Borough of Queens.

Laid over from September 28, 1954, to October 26, 1954, for further hearing and for the applicant to send out notices according to the Board's rules by registered mail prior to the above additional hearing date; then to November 23, 1954, for inspection and decision without further argument; hearing closed.

351-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Trisolini, owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1275-1283 Gun Hill road, north side, from Bouck to Wilson avenues, 3201-3211 Wilson avenue and 3250-3256 Bouck avenue, Block 4734, Lot 92, Borough of The Bronx.

Laid over from October 5, 1954, to October 26, 1954, at request of objectors; no further request for adjournments; then to November 23, 1954, for inspection and decision without further argument; hearing closed.

632-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Irving Rubber and Metal Co., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a structure using more than the area permitted, and to be used for office, loading space, junk shop for sorting, packing and baling of scrap metal and rubber (no paper or rags), with an entrance to off street loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—9517-9529 Ditmas avenue and 736-746 East 96th street, northwest corner, Block 8113, Lot 1, Borough of Brooklyn.

Laid over from October 13, 1954, to October 26, 1954, at request of the applicant; then to November 23, 1954, at the request of the applicant; owner may decide to acquire other property and withdraw the application.

627-39-BZ—Vol. III

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application reopened July 20, 1954, as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and rearrangement of existing gasoline service station, lubritorium, storage and sale of accessories and office; and the parking and storage of more than five motor vehicles; and to include the wholesale sale of kerosene, car washing (non-automatic), motor vehicle repairs and the parking of cars waiting to be serviced.

PREMISES AFFECTED—2642-2666 Fulton street, south side, from Pennsylvania avenue to New Jersey avenue, Block 3670, Lot 18, Borough of Brooklyn.

Laid over from October 26, 1954, to November 23, 1954, for inspection and decision by the Board without further argument. Hearing closed.

478-53-BZ

APPLICANT—Joseph Amaru, for James Muro and Edward Muro, owners.

SUBJECT—Application June 18, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district the maintenance of motor vehicle repair shop (including body and fender work), to existing gasoline service station, non storage garage for more than five motor vehicles, lubritorium, and car washing.

PREMISES AFFECTED—46-01 108th street, southeast corner of 46th avenue, Block 2002, lot 1, Corona, Borough of Queens.

Laid over from October 26, 1954, to November 23, 1954 for inspection and decision by the Board without further argument. Hearing closed.

425-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Nat Peterson and Herbert H. Pensig, owners.

CALENDAR

SUBJECT—Application May 27, 1954—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, store and office; and to permit the parking and storage of motor vehicles with curb nearer the residence use district than is permitted; for a term of fifteen years.

PREMISES AFFECTED—137-21 to 137-39 Cross Bay boulevard, east side, 109.54 ft. north of 149th avenue. Block 11529, Lot 40, Ozone Park, Borough of Queens.

Laid over from October 26, 1954, to November 23, 1954, for inspection and decision without further argument; hearing closed.

431-54-BZ

APPLICANT—Robert Gottlieb, for Ralph Cioffi, owner.

SUBJECT—Application June 2, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the erection and maintenance of an automobile auto laundry, conducted as the principal business of establishment, for a term of ten years.

PREMISES AFFECTED—2615 Ponton avenue, north side, 100 east of Williamsbridge road and 2616 Roberts avenue, Block 4073, Lot 40, Borough of The Bronx.

Laid over from October 26, 1954, to November 23, 1954, for inspection and decision without further argument; hearing closed.

452-54-BZ

APPLICANT—Henry G. Harris, for Louis Liebler, owner.

SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—239 Stanton street, southwest corner of Willett street, Block 339, Lot 22, Borough of Manhattan.

Laid over from October 26, 1954, to November 23, 1954, for inspection and decision without further argument; hearing closed.

529-54-BZ

APPLICANT—Max Wechsler, for Self-Service Super Market, Inc., owner.

SUBJECT—Application June 17, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the use of second story for offices and meeting room, with two exits from the second floor to street through the residence use portion of lot.

PREMISES AFFECTED—1370-1380 Jerome avenue, northeast corner of Elliot place, Block 2842, Lot 1. Borough of The Bronx.

Laid over from October 26, 1954 to November 23, 1954, for inspection and consideration by the Board.

557-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Ignazia Galati, owner.

SUBJECT—Application reopened October 19, 1954 re extension of term of variance—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, permitting in a business use district, the maintenance of premises as a garage for more than five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—34-29 to 34-31 31st street, east side, 265.24 ft. north of 35th avenue, Block 608, Lots 16 and 17, Long Island City, Borough of Queens.

163-49-BZ

APPLICANT—Burke, Green and Groh, for Meyer Gladstone and Robert W. Dasey, owners.

SUBJECT—Application reopened October 19, 1954, re extension of term of variance—re (decision of the borough

superintendent) under section 7h of the zoning resolution, permitting in a residence use district, the parking of more than five motor vehicles (no fee to be charged) for customers and employees of adjacent stores.

PREMISES AFFECTED—61-12 to 61-22 186th street, west side, 100 ft. south of Horace Harding boulevard, Block 7074, Lot 11, Flushing, Borough of Queens.

837-47-BZ—Vol. II

APPLICANT—A. George Redgate, owner.

SUBJECT—Application reopened October 13, 1954, re extension of time to complete—re (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the change in occupancy from private gasoline station, to 3 two-car garages, machine shop, motor vehicle repair shop, carburetor and ignition work, lubritorium, auto laundry and office.

PREMISES AFFECTED—1204-1206 Rogers avenue, west side, 75 ft. 10½ in. south of Avenue D, Block 5213, Lot 13, Borough of Brooklyn.

81-35-BZ—Vol. III

APPLICANT—Larry Meltzer, for William Gold, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district, the change in occupancy from auto showroom and store, shop for new auto accessories, locks, windshield wipers, glazing, speedometers, upholstery and auto heater service station, and the parking and storage of more than five motor vehicles and sale and display of new and used cars—to auto showroom, auto parts, motor vehicle repair shop, and to permit the extension into residence use district of sale and display of new and used cars, and the parking and storage of motor vehicles.

PREMISES AFFECTED—2027-2035 Flatbush avenue and 1-11 Baughman place, northeast corner, Block 7867, Lot 1, Borough of Brooklyn.

1011-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Lippman, Samuel Dorman and Florence Saunders, owners.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a restricted retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1702-1718 Bruckner boulevard and 975-979 Noble avenue, southwest corner and 960-970 Soundview avenue, Block 3661, Lot 58, Borough of the Bronx.

362-46-BZ—Vol. II

APPLICANT—Arthur Levine, for Irving Goldberg, owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the use of more than the permitted percentage of floor space for manufacturing purposes.

PREMISES AFFECTED—725 Union street, north side, 69 ft. west of 5th avenue, Block 952, Lot 43, Borough of Brooklyn.

239-54-A

APPLICANT—Arthur Levine, for Irving Goldberg, owner.

SUBJECT—Application March 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—725 Union street, north side, 69 ft. west of 5th avenue, Block 952, Lot 43, Borough of Brooklyn.

CALENDAR

448-46-BZ—Vol. III

APPLICANT—Jacob Lubroth and Son, for Edward and Arthur Senft, owner.

SUBJECT—Application reopened June 22, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of ten years in a residence use district the change in occupancy from garage for more than five motor vehicles to factory for light manufacturing in basement and first floor.

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

909-52-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application December 31, 1952—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—198-30 Jamaica avenue and 94-04 199th street, southwest corner, Block 10829, Lot 56, Hollis, Borough of Queens.

81-54-BZ

APPLICANT—Herman Kron, for Robert E. Watson, owner.

SUBJECT—Application February 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of a lot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office and an automobile show-room; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—32-10 to 32-18 Francis Lewis boulevard, southwest corner of 32nd avenue, Block 4940, Lot 1, Flushing, Borough of Queens.

426-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Anna Klein, owner.

SUBJECT—Application May 27, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—78-01 to 78-19 Linden boulevard, north side, from 79th to Sapphire street; 135-33 to 135-39 Sapphire street and 135-32 to 135-40 79th street, Block 11376, Lot 23, Ozone Park, Borough of Queens.

445-54-BZ

APPLICANT—Lama, Proskauer and Prober, for James Perretta, owner.

SUBJECT—Application June 2, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—1726-1748 McDonald avenue, west side, 180 ft. south of Avenue O, Block 6607, Lots 16, 20, 22 and 24, Borough of Brooklyn.

496-54-BZ

APPLICANT—Kitzler and Nurick, for R. and R. Holding Corp., owner.

SUBJECT—Application June 14, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the extension to existing building on first floor, using more than the area permitted.

PREMISES AFFECTED—1959 Flatbush avenue, east side, 20 ft. north of Lott place, Block 7820, Lot 48, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 23, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 23, 1954, at 2 o'clock* in Room 1013, Municipal Building, Manhattan, on the following matters:

384-54-SA

APPLICANT—Economics Laboratory, Inc., owner.

SUBJECT—Application May 10, 1954—El Rinse Injector, Model RP-3 (dishwashing machines), approval of.

476-54-SA

APPLICANT—Automatic Sprinkler Corporation of America, owner. (A. E. Johnson, Agent.)

SUBJECT—Application June 4, 1954—Automatic Pendent Spray Sprinkler, Model 38-700, approval of.

477-54-SA

APPLICANT—Automatic Sprinkler Corporation of America, owner.

SUBJECT—Application June 4, 1954—Automatic Upright Spray Sprinkler, Model 38-600, approval of.

105-54-SA

APPLICANT—Seaberg Elevator Company, Inc., and Armor Elevator Company, Inc., owners.

SUBJECT—Application February 5, 1954—Seaberg Elevator Company, Inc., and Armor Elevator Company, Inc., Oil Buffer (for elevator car and counterweight), Types A and S, approval of.

335-53-SA

APPLICANT—Surface Combustion Corporation, owner.

SUBJECT—Application April 29, 1953—Janitrol Gas-fired Duct Furnace, Models 85, 94, 100, 125, 175, 225 and 450, approval of.

381-54-SA

APPLICANT—The National Radiator Company, owner.

SUBJECT—Application May 4, 1954—National Packet Gas-fired Boiler, Model GK-16-W, approval of.

535-54-SM

APPLICANT—Wissalickon Plush Mills, Inc., owner. (Frankel Associates, Inc., Agent.)

SUBJECT—Application June 14, 1954—Boucle Velvet (drapery material), approval of.

385-54-SM

APPLICANT—Treesdale Laboratories and Textile Processing Company, owner. (Leo Baron and E. Gottlieb and Associates, agents.)

SUBJECT—Application May 11, 1954—Permaproof S.D., (flameproofing compound), approval of.

391-53-SM

APPLICANT—B. F. Goodrich Co., Plastics Products Division, owner.

SUBJECT—Application May 15, 1953—Koroseal (vinyl plastic coated fabric for folding doors), approval of.

188-54-SM

APPLICANT—Bolta Corporation, owner.

CALENDAR

SUBJECT—Application March 11, 1954—Bolta-Wall (wall covering), approval of.

298-53-SA

APPLICANT—Avco Manufacturing Corporation, Bendix Home Appliances Division, owner. (Bruno-New York, Inc., agent.)

SUBJECT—Application April 15, 1953—Bendix Automatic Dryer, Models DCF-N, and M; DDF-N and M (standing pilot) DCF-NS and MS and DDF-NS and MS (automatic ignition), approval of.

301-53-SA

APPLICANT—Avco Manufacturing Corporation, Bendix Home Appliances Division, owner. (Bruno-New York, Inc., agent.)

SUBJECT—Application April 15, 1953—Bendix Economat Washer, Models WCH and WDH, Bendix Dialomatic Washer, Models WCN and WDN, approval of.

59-49-SA

APPLICANT—Watts Regulator Company, owner.

SUBJECT—Application reopened June 2, 1954 and amend as to additional model of vacuum breaker—re Watts Vacuum Breaker No. 188, $\frac{1}{4}$ in., $\frac{3}{8}$ in., $\frac{1}{2}$ in., $\frac{3}{4}$ in., and 1 in., previously approved.

746-38-SA

APPLICANT—John Wood Company, Bennett Pump Division, owner-manufacturer.

SUBJECT—Application reopened September 21, 1954 and amend to include additional models of dispensing pumps—re Bennett Pumps for Motor Ruels, previously approved.

787-51-SA

APPLICANT—Sterling Heat Specialties, Inc., owner-manufacturer.

SUBJECT—Application reopened September 21, 1954—re Economy Suspended Gas Fired Unit Heater and Feeders Series 18 Gas Fired Unit Heaters; previously approved re Sterling Suspended Gas-fired Unit Heater, Models 55S, 90S, 120S, 160S and 200S.

354-54-A

APPLICANT—Long Island Lighting Co., owner.

SUBJECT—Application April 30, 1954—Application for recommendation filed pursuant to Appeal from a decision of the Commissioner of Marine and Aviation amended August 4, 1954 to include an appeal from a decision of the Fire Commissioner.

PREMISES AFFECTED—Northerly extension of Beach 28th street and Dickens avenue, along Mott Basin (Block 171, Lots 5, 9, 18, 21, 25, 27, 28, 29, 32, 33, 34, 35, 36, 38, 50, 61, 66, 70, 72 and 74; Block 170, Lots 1, 7, 50, 59, 64; Block 172, Lots 25, 29, 33, 37, 41, 51, 55, 59, 63, 67, Block 173, Lots 1, 6, 11; Block 174, Lots 1, 10, 15, 30, 35, 40 and Block 176, Lot 1), Far Rockaway, Borough of Queens.

39-54-A

APPLICANT—Leonard F. Rothkrug, for Riccardo Verdinì, owner.

SUBJECT—Application January 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—81-10 102nd avenue, south side, 82.90 ft. east of 81st street, Block 9052, Lot 13, St. Albans, Borough of Queens.

101-54-A

APPLICANT—Maurice Intrator, for Stanley Pulak, owner.

SUBJECT—Application February 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—106-19 Sutphin boulevard, east side, 40 ft. north of South road, Block 10060, Lot 28, Jamaica, Borough of Queens.

174-54-A

APPLICANT—Lama, Proskauer and Prober, for 351 Jay Realty Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—351 Jay street, east side, 150 ft. south of Myrtle avenue, Block 147, Lot 9, Borough of Brooklyn.

706-54-A

APPLICANT—Gabriel Nathan, for Samuel Gast, owner (Beach 98th and Boardwalk Corp., lessee).

SUBJECT—Application August 30, 1954—Application filed pursuant to Section 35, of the General City Law re extension of building in bed of mapped street—proposed widening of Rockaway Beach boulevard.

PREMISES AFFECTED—98-01 to 98-09 Rockaway Beach boulevard and 185-197 Beach 98th street, southwest corner, Block 637, Lot 39, Rockaway Beach, Borough of Queens.

516-54-A

APPLICANT—Charles N. Whinston, for Murlo Realty Corp., owner.

SUBJECT—Application June 21, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—605-609 West 112th street, north side, 100 ft. west of Broadway, Block 1895, Lots 8-12, Borough of Manhattan.

771-53-A—Vol. II

APPLICANT—Robert Gottlieb, for Jane G. Schultz, owner (The Grenaker Corp., lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—120 Bruckner boulevard, southwest corner of Brook avenue, 5th floor, Block 2277, Lot 10, Borough of The Bronx.

175-54-A

APPLICANT—Patrick D. Concagh, for 18 East 41st Street Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—18-20 East 41st street, south side, 248 ft. $4\frac{1}{2}$ in. east of 5th avenue, Block 1275, Lot 61, Borough of Manhattan.

215-54-A

APPLICANT—James E. McKillop, for Martin Leader, owner.

SUBJECT—Application March 26, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—401 Avenue F, northeast corner of East 4th street, Block 5398, part of Lot 51 and Lot 51, Borough of Brooklyn.

485-54-A

APPLICANT—Ervin Palmer, for Sam and Anna Kane and Natalie Fisher, owners.

SUBJECT—Application June 15, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 216, subdivision 4b of the Multiple Dwelling Law re minimum width of yards and courts.

PREMISES AFFECTED—222-224 East 51st street, south side, 260 ft. east of 3rd avenue, basement, Block 1324, Lot 39, Borough of Manhattan.

632-45-A—Vol. V

APPLICANT—Henry G. Harris, for Clara Frankel, owner.

SUBJECT—Application reopened October 13, 1954 re amendment as to terrace—re Appeal from a decision of the borough superintendent, previously granted on condition.

CALENDAR

PREMISES AFFECTED—1326-1330 Ocean parkway, west side, 200 ft. south of Avenue M, Block 6568, Lots 20, 21 and 22, Borough of Brooklyn.

552-52-A

APPLICANT—Lama, Proskauer and Prober, for Mary Vicario, owner (Ram Machine Co., lessee).

SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

252-54-A

APPLICANT—Stanley Rapaport, for Henrietta M. Rosen and Morton H. Rowen, owners.

SUBJECT—Application April 9, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—142-144 Henry street and 20 Rutgers street, southwest corner, Block 273, Lot 27, Borough of Manhattan.

746-54-A

APPLICANT—Seelig and Finkelstein, for The Winston, Inc., owner.

SUBJECT—Application September 23, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 4, subdivision 33 of the Multiple Dwelling Law re as to percentage of open space required as a prerequisite to electing grade for the purpose of measuring height of building.

PREMISES AFFECTED—178-10 Wexford terrace and 86-11 Edgerton boulevard, southeast corner and 178-03 Hillside avenue, Block 9937, Lot 1, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 30, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 30, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owners.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, for a term of fifteen years, the erection and maintenance of stores, auto show-room, gasoline service station, car-wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading and the parking of patrons' cars.

Laid over from October 26, 1954, to November 30, 1954, at request of the applicant, attorney for objectors concurring; no further requests for adjournment to be considered.

519-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Weiss and Sons, Inc., owner.

SUBJECT—Application June 17, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence and business district the maintenance of existing use of office and drafting room in building No. 1 in conjunction with monumental works, and to permit the maintenance of existing steel rolling crane, and open storage of granite between buildings 1 and 2, and to permit building 2 to be used for Diesel engine in connection with monumental works; and to maintain building 3 with its present monumental works and machinery use, and the southern part of lot with its

existing steel rolling crane and open monumental machinery consisting of a wire saw and the erection of an additional wire saw alongside present one in open area.

PREMISES AFFECTED—928-940 Jamaica avenue and 1-35 Lincoln avenue, southeast corner, Block 4109, Lot 91, Borough of Brooklyn.

Laid over from October 26, 1954, to November 30, 1954, for inspection and decision without further argument; hearing closed.

700-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Millie Mayser, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and the parking and storage of motor vehicles.

PREMISES AFFECTED—9319-9333 3rd avenue and 301-311 94th street, northeast corner, Block 6107, Lots 1, 5 and 67, Borough of Brooklyn.

Laid over from November 3, 1954, to November 30, 1954, for inspection and decision without further argument; hearing closed.

695-49-BZ—Vol. III

APPLICANT—Halperin, Natanson, Shivitz and Scholer, for Patsy Baselice, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit for a term of five years in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—298-306 East 140th street, south side, 104.30 ft. east of 3rd avenue, Block 2314, Lot 58, Borough of The Bronx.

Laid over from November 3, 1954, to November 30, 1954, for inspection and decision; hearing closed.

N. Y. Housing Authority's representative to advise the Board how many tenants in the project have cars and where they are parked.

212-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruce D. MacDonald, owner.

SUBJECT—Application March 24, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit for a term of fifteen years, in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—145-11 to 145-19 (145-15 official) 243rd street and 243-01 to 243-09 Mayda road, northeast corner, Block 13568, Lot 27, Rosedale, Borough of Queens.

Laid over from November 3, 1954, to November 30, 1954, for inspection and decision without further argument; hearing closed.

855-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Company, Inc., owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include car-washing, lubritorium, motor vehicle repairs, store, utility room, and office; and to permit the installation of an open truck pit alongside proposed

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building; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance nearer the residence use district than is permitted.

PREMISES AFFECTED—2150-2166 Jerome avenue, east side, from Cameron place to East 181st street; 2-4 Cameron place and 1-5 East 181st street, Block 3185, Lot 1, Borough of The Bronx.

650-48-BZ—Vol. II

APPLICANT—Holtzman, Shark, Mackell and Hellebrand, for Scalia and Weissler Realty Corp., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit for a term of fifteen years in a retail use district the erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—89-23 Queens boulevard, north side, 81.06 ft. west of 57th avenue, Block 1845, Lot 58, Elmhurst, Borough of Queens.

794-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Spofford Holding Corp., owner (Blue Hour Restaurant Inc., lessee).

SUBJECT—Application reopened May 11, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use district portion of plot the extension of restaurant to include dancing and three piece band including piano (cabaret).

PREMISES AFFECTED—311-315 93rd street, north side, 89 ft. east of 3rd avenue, Block 6103, Lot 61, Borough of Brooklyn.

700-53-BZ

APPLICANT—Ingram S. Carner, for May Bruns, owner.

SUBJECT—Application October 1, 1953—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the change in occupancy from one family dwelling and garage to two family dwelling and garage.

PREMISES AFFECTED—85-29 65th road and 65-20 Fitchett street, northwest corner, Block 3137, Lot 21, Forest Hills, Borough of Queens.

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application October 21, 1953—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced for a term of fifteen years.

PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

23-54-BZ

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of existing car-port without the required set back and side yard.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

24-54-A

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

447-54-BZ

APPLICANT—Leonard F. Rothkrug, for Cosmo Finnochio, owner.

SUBJECT—Application June 4, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in the retail use district portion of plot located in residence and retail use district the erection and maintenance of retail stores and a wholesale bake shop with loading space and two car garage.

PREMISES AFFECTED—192-14 to 192-22 Northern boulevard, southwest corner of 193rd street, Block 5516, Lot 16, Flushing, Borough of Queens.

469-54-BZ

APPLICANT—Herman E. Horwood, for Kesbec Inc., owner (Ernie's Auto Body & Fender Service, lessee).

SUBJECT—Application June 9, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from gasoline service station and thirteen (one car) non-storage garages, to gasoline service station, seven (one car) non-storage garages and motor vehicle repair shop (six one car non-storage garages).

PREMISES AFFECTED—1035 East 156th street and 756-758 Southern boulevard, northeast corner, Block 2729, Lot 50, Borough of The Bronx.

518-54-BZ

APPLICANT—John F. Fitzsimons, for Vincent Sepe, owner.

SUBJECT—Application June 22, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (store and garage for two delivery trucks), with a business entrance (curb cut) and a business sign.

PREMISES AFFECTED—118-09 Springfield boulevard and 216-02 118th avenue, southeast corner, Block 12754, Lot 1, St. Albans, Borough of Queens.

520-54-BZ

APPLICANT—Lama, Proskauer and Prober, for George Grammas, owner.

SUBJECT—Application June 21, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—78-01 to 78-03 Parsons boulevard and 158-02 to 158-12 78th avenue, southeast corner, Block 6829, Lot 9, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 30, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 30, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

541-53-A

APPLICANT—Leonard F. Rothkrug, for George Donus, owner.

SUBJECT—Application June 18, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—133-18 Francis Lewis boulevard, west side, 160 ft. south of 133rd avenue, Block 12969, Lot 8, Laurelton, Borough of Queens.

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659-53-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings.

OWNERS OF PREMISES—George B. and Cecil A. Donus.

SUBJECT—Application August 18, 1953—Revocation of Certificate of Occupancy #84750-52 issued re Alt. 2702-52.

PREMISES AFFECTED—133-18 Francis Lewis boulevard, west side, 160 ft. south of 133rd avenue, Block 12969, Lot 8, Laurelton, Borough of Queens.

343-50-A—Vol. II

APPLICANT—Mergenthaler Linotype Company, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—1-57 Hall street; 2-60 Ryerson street; 15-49 Ryerson street; 299-313 Park avenue and 248-254 Flushing avenue, Blocks 1867 and 1877, Lot 1, Borough of Brooklyn.

243-54-A

APPLICANT—Siegel and Green, for N.L.R. Realty Corp., owner.

SUBJECT—Application March 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—71-73 East Broadway and 9 Market street, southwest corner, Block 280, Lot 27, Borough of Manhattan.

330-54-A

APPLICANT—Arthur J. McDermott, for Arthur J. McDermott, Jacob A. and Georgia Post Visel, owners.

SUBJECT—Application April 27, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—90-01 Parsons boulevard, southeast corner of 90th avenue, Block 9756, Lot 28, Jamaica, Borough of Queens.

100-45-A—Vol. II

APPLICANT—David R. Dibner, for Medor Realty Corp., owner.

SUBJECT—Application reopened May 11, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—744 East 138th street, southeast corner of Bruckner boulevard, cellar and 2nd floor; Block 2566, Lot 52, Borough of The Bronx.

30-54-A

APPLICANT—Michael A. Caricato, lessee, for Nicholas M. Caricato, owner.

SUBJECT—Application January 15, 1954—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—436-438 Water street, west side, 25 ft. 6 in. north of Market Slip, Block 249, Lot 46, Borough of Manhattan.

256-54-A

APPLICANT—Raymond Irrera, for Quality Varnish Corp., owner.

SUBJECT—Application April 12, 1954—filed pursuant to section 36, General City Law re premises not facing on legal street and an Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—47-02 5th street, west side, 100 ft. south of 47th avenue, Block 20, Lot 7, Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 7, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 7, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

641-30-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Allen Holding Corp., owner.

SUBJECT—Application reopened February 17, 1953 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the extension in use and area of existing gasoline service station, to be used as a lubritorium, non automatic car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—207-06 Hillside avenue and 88-01 to 88-09 207th street, southeast corner, Block 10582, Lot 1, Hollis, Borough of Queens.

Laid over from September 14, to October 19, 1954, in view of the proposed taking by the Park Department of the premises for construction as a park and playground in connection with the school on the block; then to December 7, 1954, pending the probable taking of the property by the city for school purpose.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 14, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 14, 1954*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rudolph and Bertha Pollak, SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N.B. 567-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julis DeMasi and Florence Lociceio.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Dominick W. Ciminiello.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.

PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Anthony M. and Sarah Capuano.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

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436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Cono and Nancy Giardina.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).
PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglia, Jr.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).
PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Rhersen and Beatrice Kaufman.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 573-52 (constructed not in accordance with approved plans).
PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Henry and Dorothy Kurtz.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11507-52 issued re N.B. 574-52 (construction not in accordance with approved plans).
PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Manuel and Theresa Molines.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).
PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Arthur and Julia Sussman.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).
PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Benjamin and Helen Katz.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).
PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNER OF PREMISES—Max Kanak.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).
PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

WEDNESDAY MORNING, NOVEMBER 3, 1954, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 19, 1954, were approved as printed in the Bulletin of October 26, 1954, Vol. 39, No. 43.

700-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Millie Mayser, owner.
SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the

business portion of a plot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and the parking and storage of motor vehicles.

PREMISES AFFECTED—9319-9333 3rd avenue and 301-311 94th street, northeast corner, Block 6107, Lots 1, 5 and 67, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Peter H. Weiss.

For Opposition: Robert P. Whelan, Jennie Comstock, Martha Carlsen, Mary V. Gannon, Mrs. Thomas Sullivan, Mrs. Howard V. Bullock and Literio De Prima.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

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695-49-BZ—Vol. III

APPLICANT—Halperin, Natanson, Shivitz and Scholer, for Patsy Baselice, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit, for a term of five years in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—298-306 East 140th street, south side, 104.30 ft. east of 3rd avenue, Block 2314, Lot 58, Borough of The Bronx.

APPEARANCES—

For Applicant: David Shivitz.

For Opposition: James Russell, Johanna Mayus, Mary Quinn, Beatrice Gallagher, C. J. Cammarata for N. Y. C. Housing Authority, Bridsft Jordan and Elsa I. Mehrtens.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1954, at 10 A.M. for inspection and decision; hearing closed; N. Y. Housing Authoirty's representative to advise the Board how many tenants in the project have cars and where they are parked.

152-54-BZ

APPLICANT—Robert Gottlieb, for Carl Rubman, owner.

SUBJECT—Application March 5, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail use district, for a term of ten years, manufacturing that is not incidental to the conduct of a retail business conducted on premises.

PREMISES AFFECTED—721 Burke avenue, northeast corner of Cruger avenue (Block 4597, Lots 5 and 9), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Lipa Rubman.

For Opposition: Frank J. McNall.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1954, at 10 A.M. at request of objector's representative; no further requests for adjournment.

153-54-A

APPLICANT—Robert Gottlieb, for Carl Rubman, owner.

SUBJECT—Application March 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—721 Burke avenue, northeast corner of Cruger avenue (Block 4597, Lots 5 and 9), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and L. Rubman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1954, at 10 A. M. in conjunction with Cal. 152-54-BZ at request of objector's representative; no further requests for adjournment.

191-54-BZ

APPLICANT—Charles Abrahams, for Industrial Iron and Steel Products Co., owner.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the extension to existing building using more than the area permitted.

PREMISES AFFECTED—211-217 Banker street, east side, 145 ft. south of Meserole avenue (Block 2616, Lot 56), Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles Abrahams and Morris J. Cohan.

For Opposition: John Kostecki, Adleaid Vogel, Marie Sadowski, Chester Bonetski, Sol L. Zavan, Robert E. Levien and Philip C. Samuels.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1954, at 10 A. M. for consideration and decision by the Board without further argument; hearing closed.

192-54-A

APPLICANT—Charles Abrahams, for Industrial Iron and Steel Products Co., owner.

SUBJECT—Application March 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—211-217 Banker street, east side, 145 ft. south of Meserole avenue (Block 2616, Lot 56), Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles Abrahams and Morris J. Cohan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1954, at 10 A.M. for decision in conjunction with Cal. 191-54-BZ; hearing closed.

212-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruce D. MacDonald, owner.

SUBJECT—Application March 24, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit for a term of fifteen years, in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—145-11 to 145-19 (145-15 official) 243rd street and 243-01 to 243-09 Mayda road, northeast corner, Block 13568, Lot 27, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Bruce D. MacDonald and Louis Malin.

For Opposition: Gustave G. Mitlehner, Jos. Gioscia, Catherine Walsh, Elizabeth McCarty, Edith Lebas, May White, Richard J. Walsh, Isabella Walters, Rosemary Desiderato, Anna Kohler, Eleanor Lovret, Sam Desiderato, Margaret Sciallis, Pauline Lella and Josephine Leonardi.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1954, at 10 A.M. for inspection and decision without further argument; hearing closed.

251-54-BZ

APPLICANT—John F. Fitzsimons, for William H. Mosebach, and Mildred Mosebach, owners.

SUBJECT—Application April 9, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district, the change of occupancy from one family dwelling to two family dwelling.

PREMISES AFFECTED—123-31 Nellis street, northeast side, 96.98 ft. northwest of Williamson avenue (Block 12713, Lot 11), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, Alexander Wechsler, William H. Mosebach and Robert S. Dillworth.

For Opposition: None.

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For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 9, 1954, at 10 A. M., for further hearing; to require salesman of the contractor to be present.

288-54-BZ

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.
SUBJECT—Application April 7, 1954—(decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit in an unrestricted use, B area and 1½ times height district the erection and maintenance of a structure in excess of height permitted and without the required loading berths.
PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.
APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 16, 1954, at 10 A. M., at request of the applicant; no further requests for adjournment.

289-54-A

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.
SUBJECT—Application April 7, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.
APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 16, 1954, at 10 A. M., in conjunction with Cal. No. 288-54-BZ at request of the applicant to file revised plans as to insulation.

292-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.
SUBJECT—Application April 9, 1954—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district, the extension in area of existing gasoline station to include existing uses of open greasing lift and pit, store for auto accessories, car washing, motor vehicle repairs, and storage of auto accessories, and to add the parking and storage of motor vehicles on unbuilt upon portion of plot, and the relocation of gasoline pumps and addition of new curb cuts.
PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over from November 3, 1954, for inspection and decision; date to be set; hearing closed.

293-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—filed pursuant to section 35, General City Law re premises located partly in proposed widening of Parkinson avenue.
PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over for inspection and decision in conjunction with Cal. No. 292-54-BZ; date to be set; hearing closed.

475-49-BZ—Vol. II

APPLICANT—O'Connell and McNerney, for Oncrest Realities, Inc., owner.
SUBJECT—Application reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.
PREMISES AFFECTED—10 East 190th street, south side, 100 ft. east of Jerome avenue, Block 3189, Lots 14 and 17, Borough of The Bronx.
APPEARANCES—
For Applicant: Daniel J. O'Connell and Kenneth Greenstein.
For Opposition: Bertram Boardman, Rev. A. V. Litchfield, Irving M. Rosengarten, Philip R. Garden, P. Hekimian, Mrs. A. C. Stewart, Gulian V. Ellis and Frederick Schmidt.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Action withdrawn, without prejudice.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0
THE RESOLUTION—
WHEREAS, the applicant requested to be permitted to withdraw his application in order to file a corrected application to include not only the parking use but the use of a passageway across lot 17 to the storage warehouse under the same ownership on lot 9, which has no permit and has only recently been used for access to the rear of the storage warehouse building since its recent purchase by the same owner as the parking lot proposed.
Resolved, that this application be and it hereby is *withdrawn*, without prejudice.

103-54-BZ

APPLICANT—Siegel and Green, for L. S. C. Realty Corp., owner.
SUBJECT—Application February 4, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of an outdoor skating rink with an accessory building with illuminated business signs on building, for a term of five years.
PREMISES AFFECTED—1950 Bruckner boulevard, south side, 364.8 ft. west of Pugsley avenue (Block 3677, Lots 58 and 61), Borough of The Bronx.
APPEARANCES—
For Applicant: Max Siegel.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application withdrawn.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

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104-54-A

APPLICANT—Siegel and Green, for L. S. C. Realty Corp., owner.

SUBJECT—Application February 4, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1950 Bruckner boulevard, south side, 364.8 ft. west of Pugsley avenue (1st floor); (Block 3677, Lots 58 and 61), Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

137-51-BZ—Vol. III

APPLICANT—Siegel and Green, for Bell Management Corp., owner, Herald Square Garage, Inc., lessee.

SUBJECT—Application May 11, 1954 (decision of the borough superintendent), under section 7f of the zoning resolution, to permit in a retail use district the use of roof for parking and storage of motor vehicles in building presently used as a garage for more than five motor vehicles (previously granted by the Board for a term of years).

PREMISES AFFECTED—59-61 West 36th street, north side, 150 ft. east of Avenue of the Americas and 58-60 West 37th street, south side, 142 ft. 6 in. east of Avenue of the Americas, Block 838, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on June 2, 1954 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on October 5, 1954 after due notice by publication in the Bulletin; laid over to October 26, 1954, for inspection and decision; applicant to file statement as to existing bracing of wall on adjacent building to the west; objector may file a memorandum in opposition; hearing closed; then to November 3, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, West 36th street, West 37th street and Avenue of the Americas are in a retail use, B area, class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated May 4, 1954 acting on Alt. Applic. 641-54, reads:

"1. Proposed use of roof for garage for more than five motor vehicles, located in a retail district, is an extension of a non-conforming use contrary to Sec. 4(15) of Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 43 ft. and 45 ft. frontage by 197 ft. 6 in. in depth, on which is located a building covering entire plot, two stories and cellar, 22 ft. in height, of class 1 construction, presently used as a storage garage, for which certificate of occupancy No. 41304-53 has been filed; that it is proposed to extend the existing garage use to include the roof of the existing building by providing a vehicular ramp from the second floor (top floor) to the roof level; to extend the existing stairway from the second floor to the roof; to raise the street walls to a

height of 5 ft. above the roof level; to replace the existing non-fireproof roof construction with new class 1 fireproof roof construction consisting of steel framing and reinforced concrete slabs, and to remove the penthouse on the existing roof; and

WHEREAS, the applicant contends that the total capacity of the garage as now proposed will not exceed 150 motor vehicles; that the present classification of construction, class 3, was predicated on the existing non-fireproof roof construction which was previously permitted by the Board under Cal. No. 859-51-A; that should this zoning application be granted by the Board, the proposed reconstruction of the existing roof will reclassify this building to a class 1 fireproof building, as all of the remainder of the building is now of fireproof construction; that the present owner and operator of the subject garage was the original petitioner to the Board when the garage was first established; that from its inception, this garage has been operating at full capacity and is required to turn away potential customers; that the need for additional off-street parking facilities in this neighborhood is well recognized and the subject building readily lends itself for such additional facilities; that providing such facilities within an existing garage building is desirable and practical and does not involve any additional curb cuts or driveways, and will best serve all interests without impairing any real estate values in the neighborhood; that a variance is requested for a term of at least 15 years for the entire garage building, to enable a reasonable amortization of the additional investment required for the proposed reconstruction, as well as the obtaining of new financing after the completion of these improvements; that otherwise, the project is not practical or economically feasible; and

WHEREAS, the applicant states that the present owner has held title to the property since June 25, 1951; that the assessed valuation of land is \$270,000 and of the buildings \$115,000, making a total of \$385,000; that the building was erected 1930; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted, amending the previous resolution of the Board, under certain conditions and with protection to windows for adjoining owners; and

WHEREAS, it was noted that abutting buildings have lot line fireproof windows glazed with wired glass and the buildings are reported as having sprinkler protection.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 22, 1951, as thereafter amended by resolution adopted December 9, 1952, by adding thereto:

"that the building as now proposed to be altered may be used for an extended term of fifteen (15) years from the date of this amended resolution, and to permit the reconstruction of the roof and its use for parking with a ramp from the lower story, substantially as now proposed and as indicated on plans filed with this application, marked 'Received May 11, 1954' (4 sheets) and 'October 15, 1954' (1 sheet); that such extension of use may be permitted, on condition that the construction shall comply with all laws, rules and regulations applicable thereto; that the reinforcing against the adjoining wall to the west shall be maintained as proposed; that the resolutions above cited shall be complied with in all respects where not inconsistent with this resolution; that all permits and a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

559-51-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Causeway Service Station, Inc., owner.

SUBJECT—Application May 4, 1954 (decision of the borough superintendent), under sections 7c, 7i and 7A of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district the

MINUTES

reconstruction and rearrangement of existing gasoline service station to include lubritorium, car wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of motor vehicles waiting to be serviced (previously granted by the Board for the reconstruction and extension of existing gasoline service station—never built).

PREMISES AFFECTED—133-02 Jamaica avenue and 87-01 to 87-09 133rd street, southeast corner, Block 9341, Lots 1 and 3, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner, Herman Henretig, Paul Selcon and V. H. Kennon.

For Opposition: Edward Erbacher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 25, 1954 subject to regular procedure, to consider revised proposal; and

WHEREAS, a public hearing was held on this application on November 3, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 133rd street are in residence and business use, D and E area, class 1½ and class 1 height districts; Jamaica avenue is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 3, 1954 acting on amendment to N.B. Applic. 3933-51, reads:

"1. Proposed gasoline service station, lubritorium, car washing (non-automatic) minor repairs of motor vehicles with hand tools only, office, storage and sales of auto accessories and parking of cars waiting to be serviced on a lot partly in business use district and partly in a residence use district is contrary to Art. 2 section 3 and Art. 2, Sec. 4a, 29, 46 and 52 of Z. R.

2. Any changes from previous approval of Cal. 559-51-BZ by Board of Standards and Appeals must be resubmitted to Board of Standards and Appeals for Board's approval."

and

WHEREAS, the applicant states that the premises consist of a plot, 76.92 ft. frontage by 106.84 ft. in depth; that at the present time the portion of the property within 100 ft. of Jamaica avenue is presently zoned as a business use district, a class 1 height district and a D area district and the remainder of the property is in a residence use district, a class ½ height district and an E area district; that as of July 25, 1916 the entire property was in a 1½ times height district and a C area district; that the portion of the property within 100 ft. of Jamaica avenue was then in a business use district and the remainder in an unrestricted district; that the present use designations became effective on November 11, 1926 and the present height and area designations became effective on June 30, 1947; that no zoning amendment relating to this property is pending at the present time; that the premises is improved with a gasoline service station which was originally established under fire department plan No. 1515/22 and is presently operating under certificate of occupancy No. Q46129; that the remainder of the premises is devoted to a parking lot and the sale and display of new and used cars operating under certificate of occupancy No. Q60873; that at the present time, the premises are improved with metal, frame and masonry structures which have since their erection deteriorated and have become completely dilapidated and no longer meet the requirements for a modern service station either in arrangement or appearance; and

WHEREAS, the applicant further states that as the Board has already granted a larger building and as finances do not permit proceeding with the prior granted auto service center, it is proposed to demolish all existing structures and erect a modern one story gasoline service station accessory building so as to efficiently house a lubritorium, non-automatic car wash, minor repairs with hand tools only, office, storage and sales of auto accessories and parking of cars waiting to be serviced; that it is further proposed to relocate and rearrange existing gasoline pump island so as to provide for four approved type dispensing pumps set back a minimum of 15 ft. from each street frontage; that it is further proposed to install two additional 550 gallon gas tanks in addition to the present four existing 550 gallon gas tanks, making a total of six tanks on the premises; that it is also proposed to install one 550 gallon refuse oil tank; that two 28 ft. curb cuts are proposed for Jamaica avenue and a 27 ft. curb cut is proposed for 133rd street, thereby reducing the amount of curb cuts existing at present with curbing to be restored as required; and

WHEREAS, the applicant contends that this proposed improvement of the existing gas station will do much to enhance the appearance of the surrounding neighborhood as well as provide a more efficient manner of operation; that Jamaica avenue is a heavily trafficked thoroughfare with the B.M.T. elevated line overhead and the proposed new structure is entirely in keeping at this location; that the proposed improvement will in no way adversely affect adjoining property owners and it is requested that this application be granted to reduce the size of the building as already granted by the Board under Cal. No. 559-51-BZ, Vol. I and eliminate the automobile machine shop, brake testing and wheel alignment from its use; and

WHEREAS, the applicant states that the present owner has held title to the property since April 30, 1948; that the assessed valuation of land is \$18,000 and of the buildings \$5,000 making a total of \$23,000; that the building was erected in 1922.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 4, 1952, as thereafter amended by resolution adopted on March 10, 1953 approving working drawings, by adding thereto:

"that in the event the owner desires to adopt a changed arrangement on the lawfully permitted gasoline station plot, as now proposed and indicated on plans filed with Vol. II of this application, marked 'Received May 4, 1954' (2 sheets) and 'September 15, 1954' (2 sheets), such arrangement may be permitted, *on condition* that all buildings and uses shall be removed from the premises, and the premises shall be constructed, rearranged and maintained substantially as shown on such plans, except that the rear line to the south, the wall of the washing bay, shall be carried up to the parapet line of the proposed accessory building; that under section 7i there may be minor repairing with hand tools only, carried on entirely within the accessory building; that the gasoline pumps shall be of an approved low type and shall be erected facing Jamaica avenue only and not nearer than 15 feet to the street building line thereof; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs, but permitting the erection within the building line at the intersection of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, and permitting such sign to extend over the building line of Jamaica avenue for a distance of not more than 4 feet; that curb cuts shall be restricted to one to 133rd street, not exceeding 27 feet as shown, and two curb cuts to Jamaica avenue not exceeding 28 feet each, no part of any curb cut to be nearer than 5 feet to a lot line as prolonged; that the sidewalks and curbing abutting the premises shall be reconstructed or restored to the satisfaction of the Borough President; that the number of gasoline storage tanks shall not exceed six

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550 gallon tanks; that the accessory building shall have no cellar and otherwise shall comply with the requirements of the Building Code; that there shall be no windows on the rear lot line; that the balance of the premises where not occupied by accessory buildings and pumps shall be paved with concrete or asphaltic pavement; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

25-54-BZ

APPLICANT—Theodore S. Nilsen, for Lillian Fried, owner; Herman Ott, lessee.

SUBJECT—Application January 20, 1954 (decision of the borough superintendent), under section 7i of the zoning resolution, to permit in a business use district the addition of a motor vehicle repair shop on first floor to existing storage garage for more than five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—327-329 East 84th street, north side, 300 ft. west of 1st avenue, Block 1547, Lot 13, Borough of Manhattan.

APPEARANCES—

For Applicant: Theodore S. Nilsen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 3, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 84th street and 1st avenue, are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated January 15, 1954 acting on Alt. Applic. 672-52, reads:

"2. Repeated: A repair shop for motor vehicles in a business district is contrary to Article 4a(29) of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 102.17 ft. in depth, on which is located a building 40 ft. front by 98.17 ft. in depth, irregular, 3 stories, 39 ft. in height, of class 3 construction, used as a storage garage for more than five motor vehicles; that it is proposed to move the motor vehicle repair shop from 3rd floor to 1st floor; and

WHEREAS, the applicant further states that the records of the fire department show that this building has been used as a storage garage since 1913 and that the 3rd floor was used as a repair and machine shop; that he furnished some of this data to the building department and was advised that a certificate of occupancy would be issued for a garage and a motor vehicle repair shop on the 3rd floor; and

WHEREAS, the applicant contends that the management of the garage have found it unprofitable to use the 3rd floor as a motor vehicle repair shop for two reasons: that the elevator is not long enough for the big passenger cars of today and in order to get them on the elevator the front and rear bumpers must be removed; that another objection is that there are so many columns on the 3rd floor that it is difficult to navigate the cars around them; that it is therefore proposed to move the motor vehicle repair shop from the 3rd to the 1st floor; that this would also be better from the point of view of fire prevention as the roof over the 3rd

floor is composed of wooden beams while the 1st floor has reinforced concrete beams, floor and ceiling which practically makes it fireproof; and

WHEREAS, the applicant states that the present owner has held title to the property since September 12, 1911; that the assessed valuation of land is \$20,000 and of the buildings \$39,000 making a total of \$59,000; that the building was erected 1911; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7i, to permit the lawfully constructed and maintained storage garage to carry on repairing of cars on the first floor, substantially as proposed and as indicated on plans filed with this application, marked "Received January 20, 1954" (4 sheets) and "March 24, 1954" (3 sheets), on condition that there shall be no anvil or forge maintained on the premises; that there shall be no heavy collision work; that repairing shall be carried on on street floor only and shall consist of normal repairing and adjustment of motor vehicles; that such fire-fighting equipment shall be maintained in the building as the Fire Commissioner shall direct; that the building in all other respects shall comply with all laws, rules and regulations applicable to the building and occupancy; and that all permits and a new certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this resolution.

96-54-BZ

APPLICANT—Lawrence M. Rothman, for Louis Tamerlis and F. L. and George H. Haase, owners.

SUBJECT—Application February 10, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence and unrestricted use district, the parking and storage of motor vehicles, with a curb cut in the residence use portion of plot.

PREMISES AFFECTED—700 East 140th street, south side, 92.2 ft. west of Jackson avenue, Block 2568. Lots 14 and 17, Borough of The Bronx.

APPEARANCES—

For Applicant: Abr. Brandinger and Louis Tamerlis.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Deputy Chief Connors 3

Negative: 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 28, 1954 after due notice by publication in the Bulletin; laid over to October 26, 1954, for inspection and decision without further argument; hearing closed; then to November 3, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and unrestricted use, B area, class 1½ height districts; East 140th street is in residence, business and unrestricted use, B area, class 1½ height districts; Jackson avenue is in an unrestricted use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated January 27, 1954 acting on N.B. Applic. 34-54, reads:

"1. Proposed parking of motor vehicles in a lot partly in a residence use district is contrary to Sec. 3 Art. II Zoning Resolution.

Commercial structure to be erected within Residence Use district contrary to sec. 3, Zoning Res.

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Proposed curb cut within Residence use district is contrary to sec. 3 Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 ft. frontage by 100.8 ft. in depth, presently vacant; that it is proposed to use vacant plot for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the entire parcel will be properly graded and surfaced, chain link fence and gate at the street front and chain link fence as may be required on all lot lines; that an attendant's shelter will be provided; that this area is highly industrialized, near a main traffic artery and is acutely in need of parking facilities; that while there are some garage buildings in the vicinity, they are not available for public parking, but are operated by various concerns for parking and storing their own commercial vehicles; that the owner of the subject property presently operates the garage at 270 Jackson avenue, a portion of block 2569, lot 5, with a capacity of 95 cars; that this property has just been purchased by the occupant of the remaining portion of the building for expansion of his own automobile sales and service station; that this will remove practically the only public parking facilities available and place an additional parking burden on an already overburdened area; and

WHEREAS, the applicant states that the owner has held title to lot 17 since April 17, 1953 and to lot 14 since March 28, 1931 and further states that the assessed valuation of the land is \$21,000; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in their application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h, for a term of five (5) years, to permit the premises to be occupied substantially as proposed and as indicated on plans filed with this application, marked "Received February 10, 1954" (2 sheets), *on condition* that the plot shall be leveled substantially to the grade of East 140th street and surfaced with asphaltic pavement or steam cinders and clean gravel, treated with a binder and properly rolled; that there shall be erected on the interior and street building lines where walls of adjoining buildings do not occur on the lot line or where walls or fences occur in connection with lot 30 in the rear, a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height with no openings therein except one for exit and entrance to East 140th street, located where shown; that during the term of this variance, the premises shall be occupied for no other use and no buildings shall be erected thereon except one, which may be not more than one story in height and 100 sq. ft. in area and which may be of frame, located near the entrance, solely for use as a shelter and office for the attendant; that curb cuts shall be restricted to one opposite the entrance, not over 15 ft. in width; that gates shall be maintained in the fence at this entrance of similar construction to the fence and which shall be kept closed when the parking lot is not in operation; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to a sign attached to the fence, not extending beyond the building line, not illuminated and not exceeding 25 sq. ft. in area, advertising only the parking and storage use, the rates charged and such other information as may be required by the Commissioner of Licenses; that all permits including a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this resolution.

Adjourned: 12:15 P. M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

WEDNESDAY AFTERNOON, NOVEMBER 3, 1954,
2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

403-40-SM

APPLICANT—Masonite Corporation, owner.

SUBJECT—Application reopened July 20, 1954 as to additional trade name—re Masonite for floors; previously approved.

APPEARANCES—

For Applicant: J. W. Holdsworth.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 403-40-SM

Subject: Amendment to resolution as to marketing under additional trade name.

Masonite Corporation, Chicago, Illinois, requested by letter dated June 30, 1954, that the resolution adopted June 4, 1940 and as amended September 21, 1948 under Cal. No. 403-40-SM be amended so as to permit the approved Masonite Hardboards to be marketed by the U. S. Plywood Corp., under the trade name of U. S. Plywood Corporation Weldwood. The application was reopened by a vote of the Board on July 20, 1954.

Recommendation

The Committee on Test recommends that the resolution adopted June 4, 1940 and amended September 21, 1948 under Cal. No. 403-40-SM be amended so as to permit the approved material known as Masonite Hardboard under the additional trade name of U. S. Plywood Weldwood on condition that the requirements of the resolution adopted June 4, 1940 under Cal. No. 403-40-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of June 4, 1940 and September 21, 1948, in accordance with the above report.

68-42-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application reopened May 4, 1954 as to additional and change of trade names—re USG Duron (combustible trim partitions, etc.) previously approved.

APPEARANCES—

For Applicant: Wm. W. Bainbridge.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 68-42-SM—Vol. II

Subject: Amendment to resolution as to trade names.

United States Gypsum Co., New York, requested by letter dated April 8, 1954 that resolution adopted June 16, 1942 under Cal. No. 68-42-SM be reopened in order to change brand names and also for additional trade names. The application was reopened by a vote of the Board on May 4, 1954.

Recommendation

The Committee on Test recommends that the resolution as adopted on June 16, 1942 and amended April 25, 1950 under Cal. No. 68-42-SM—Vol. I and Vol. II, be amended so that the previously approved materials known as USG Weatherwood Duron Structoboard, USG Weatherwood Duron Hardboard, USG Weatherwood Duron Hardboard Tile and USG Weatherwood Duron Treated Hardboard may now be marketed under the trade name of USG Duron Structo-Board, USG Duron Hardboard, USG Duron Treated Hardboard and USG Duron Hardboard Tile and further the Committee recommends that the USG Duron Hardboard, treated and untreated, when perforated may be marketed under the trade name of USG Perforated Hardboard for voluntary use for display purposes and similar application on condition that the requirements of the resolution adopted on June 16, 1942 under Cal. No. 68-42-SM—Vol. I and Vol. II be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 16, 1942 in accordance with the above report.

316-45-SM

APPLICANT—Allentown Portland Cement Company, owner.

SUBJECT—Application reopened July 20, 1954 and amendment as to additional trade name—re Allentown Mortar Cement (also marketed as: Nazareth Mortar Cement, Dragon Mortar Cement and National Mortar Cement), previously approved.

APPEARANCES—

For Applicant: W. P. Heck and W. A. Doyle.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 316-45-SM

Subject: Amendment to resolution as to additional trade name.

Allentown Portland Cement Company, requested by letter dated July 1, 1954 that the resolution adopted July 15, 1947 under Cal. No. 316-45-SM be amended so as to permit National Portland Cement Company Brodhead, Pa., to market

the approved Allentown Mortar Cement. The application was reopened by a vote of the Board on July 20, 1954.

Recommendation

The Board by its action on July 15, 1947 under Cal. No. 316-45-SM approved Allentown Mortar Cement and permitted the National Portland Cement Company, Brodhead, Pa., to market the approved Mortar Cement under the trade name of National Mortar Cement. In view of the request, herein mentioned, the Committee on Test recommends that the resolution adopted on July 15, 1947 under Cal. No. 316-45-SM be amended so as to permit the approved Allentown Mortar Cement to be marketed by the National Portland Cement Company, Brodhead, Pa., under the trade name of Pioneer Mortar Cement on condition that the requirements of the resolution adopted on July 15, 1947 under Cal. No. 316-45-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 15, 1947 in accordance with the above report.

309-46-SA

APPLICANT—Wayne Home Equipment Company, owner.

SUBJECT—Application reopened June 29, 1954—re Amendment to resolution as to additional model and permission to market under additional trade names—re Wayne Oil Burner, Model O, previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 309-46-SA

Subject: Amendment to resolution as to additional model and permission to market under additional trade names.

Wayne Home Equipment Company, Inc., Fort Wayne, Ind., requested by letter dated June 4, 1954 that the resolution adopted July 9, 1946 and amended May 31, 1950 and March 23, 1954 under Cal. No. 309-46-SA be amended to include Model E and permission to market Model E under additional trade names. The application was reopened by a vote of the Board June 29, 1954.

Purpose

The appliance is a gun type fuel oil burner.

Description

Model E is similar to the models approved by the Board under Cal. No. 309-46-SA except that the 10,000 volt transformer is located on the top of the fan housing instead of on the side and the supports of the burner are brackets, located at the bottom, instead of a pedestal base, in all other respects, the Model E is similar to the Models O, A, B, and AB.

MINUTES

Recommendation

The Committee on Test recommends that the resolution adopted July 9, 1946 and amended May 31, 1950 under Cal. No. 309-46-SA be amended so that the models recommended for approval (including those models previously approved) are the Wayne Oil Burner Models O, A, B, AB and E. The Committee further recommends that the Model E may be marketed under the additional trade names Norge Heat Division Model FOB 53 and COB 53, Atlantic Steel Boiler Model OE, Bard Mfg. Co. Model OE, Dewey-Shepart Co. Model OE, Delux Co. Model OE, Dornback Furnace and Foundry Co. Model OE, Excel Co. Model OE, Dowagrac Steel Furnace Co. Model OE and A. O. Smith Model OE, on condition that the requirements of the resolution adopted July 9, 1946 under Cal. No. 309-46-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 9, 1946 in accordance with the above report.

86-47-SA

APPLICANT—Pyrene Manufacturing Company, owner.
SUBJECT—Application reopened June 22, 1954 as to amendment to resolution to include additional Air Foam Makers Around the Pump Proportioners, Pressure Line Inductors, Foam Maker Spray Head Units, Forcing Type Foam Makers and 3% and 6% High and Low Expansion Air Foam Compound—re Air Foam System (fire extinguishing system), previously approved.

APPEARANCES—

For Applicant: Harold J. Burke.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: 86-47-SA

Subject: Amendment to resolution to include additional Air Foam Makers Around the Pump Proportioners, Pressure Line Inductors, Foam Maker Spray Head Units, Forcing Type Foam Makers and 3% and 6% High and Low Expansion Air Foam Compound.

Pyrene Manufacturing Company, Newark, New Jersey, requested by letter dated May 18, 1954, that resolution adopted September 9, 1947, under Cal. No. 86-47-SA be amended as to include additional Foam Makers, Around-The-Pump Proportioners, Pressure Line Inductors, Foam Maker Spray Head Units, Forcing Type Foam Makers, 3% and 6% High and Low Expansion Air Foam Compound. The application was reopened by a vote of the board on June 22, 1954.

Purpose

The equipment is intended to be used in systems for extinguishing flammable liquid fires.

Description

1. Solution Type Foam Makers

A stationary type foam maker mounted on a tank side draws air into a solution of foam compound and water, which has been properly mixed in one of several proportioning devices. It then mechanically converts the mixture into foam. The following sizes are available: No. 2, No. 3, No. 4, No. 6, No. 8, No. 10, No. 12, No. 16, No. 18, No. 24, No. 30 and No. 40. Each foam maker is fitted with a screen and a protective metal hood at the air intake.

Vaper Seals. These seals are glass or metal foil discs held in place by wing nuts. They seal the foam column against loss of product through evaporation and guard against fire or explosion caused by vapor leakage. When the system is operated, the stream instantly ruptures the seal.

HYDRAULIC CHARACTERISTIC OF SOLUTION TYPE FOAM MAKERS

SOLUTION RATES—G.P.M. AT FOLLOWING FLOWING PRESSURES—PSI

Foam Makers Sizes	40 PSI	50 PSI	70 PSI	100 PSI
2	25	28	33	40
3	38	42	50	60
4	51	57	67	80
6	76	85	100	120
8	102	113	134	160
10	127	141	167	200
12	152	170	200	240
16	202	226	268	320
18	228	254	300	360
24	303	340	400	480
30	379	424	500	600
40	505	565	670	800

2. Around-The-Pump Proportioners

This proportioner is, as the name implies, mounted in bypass leading around the main water pump from the discharge side back to the suction side.

The water bypassing through the Around-The-Pump Proportioner creates a suction by a water jet pump action and inducts foam compound through a pickup tube or fixed piping from shipping containers or a foam compound storage tank open to atmosphere. This compound, is, in turn, discharged into the suction side of the pump to make up the solution which eventually is delivered to a foam maker or foam makers of a fixed installation. This proportioner may be used to supply foam playpipes also. For satisfactory operation, the suction to the pump must not exceed 20 psi pressure.

The Around-The-Pump Proportioner may be used with the Pyrene Foam Compound Metering Valve. When used in this combination, the proportioner becomes very versatile and selective, making it possible to control the quantity of compound being inducted into the Foam system.

The capacities of the Around-The-Pump Proportioners are as follows:

Size	3% Foam Compound Rate (G.P.M.)	6% Foam Compound Rate (G.P.M.)	Solution Rate (G.P.M.)
4	2.4	4.8	80
6	3.6	7.2	120
8	4.8	9.6	160
10	6.0	12.0	200
12	7.2	14.4	240
16	9.6	19.2	320
18	10.8	21.6	360
24	14.4	28.8	480
30	18.0	36.0	600
40	24.0	48.0	800

3. Pressure Line Inductors

The Pyrene Pressure Line Inductor utilizes a method of positive injection of foam compound into a water stream.

MINUTES

The unit consists of a special casting with a throat of reduced cross-sectional area. This creates a reduced pressure at the throat, and it is into this reduced pressure area that the foam compound is pumped.

A centrifugal, rotary positive displacement or turbine type pump is recommended for pumping the foam compound into the water stream. The proper proportion pumped is maintained by the use of a duplex gauge and a bypass valve around the compound pump. The duplex gauge has one pressure connection into the water intake side of the Pressure Line Inductor and another pressure connection into the throat of the inductor. When the main water valve is opened, the duplex gauge would register the pressure difference between the impressed water pressure, and the reduced throat pressure. The foam compound pump should be started and the bypass valve around the pump slowly closed until the two arms of the duplex gauge line up together. When this is accomplished, the system is in balance, and foam compound is being properly metered into the water stream.

The Pyrene Pressure Line Inductor may be used in conjunction with a fixed installation or with foam playpipes. The inductor may be located at a fixed location in a foam or pump house remote from the hazard, or as a mobile unit mounted on a truck. This unit has great flexibility over a wide capacity range with accurate metering.

The rate in GPM for the Pyrene Pressure Line Inductor is the same as the capacity of the Around-The-Pump Proportioners as described above.

4. Foam Maker Spray Head Units

The Foam Maker Spray Head Unit consists of a unit made up of a small capacity dispenser which converts the solid stream foam discharge into a solid cone foam discharge. These combination Foam Maker Spray Head Units can be mounted overhead to discharge vertically downward to cover the area below. The Foam Maker Spray Head Units are supplied foam solution by the same type of metering equipment used for the solution type foam makers. Foam solution is fed to the base of each foam unit at which point air is aspirated and foam generated in the same manner as a solution type foam maker or foam playpipe.

SOLUTION RATES—GPM AT FOLLOWING FLOWING PRESSURES

Size	40 PSI	50 PSI	70 PSI	100 PSI
2	25	28	33	40
3	38	42	50	60

5. Forcing Type Foam Makers

Forcing Type Foam Makers are used when expanded foam is to be discharged through a considerable length of pipe or hose. These units are available in portable and stationary models of either the foam compound pickup type or the pre-mixed solution type. Pickup models may have a flexible pickup tube, which is placed into a pail or drum of foam compound, or for installation on fire apparatus, may have permanent pipe connection from the foam compound tank.

Solution Rate

Size	Pressure PSI	Flow Rate PSI
3	150	75
3	175	80
3	200	85
6	150	150
6	175	160
6	200	170
12	150	300
12	175	320
12	200	340

6. Metering Orifice Plates

The Metering Orifice Plate System is used to meter foam compound into water stream by the use of calibrated orifices. The foam compound is supplied to the Metering Orifice Plate by means of a positive displacement pump.

Size	3% Foam Compound Rate (GPM)	6% Foam Compound Rate (GPM)
2	1.2	2.4
3	1.8	3.6
4	2.4	4.8
6	3.6	7.2
8	4.8	9.6
10	6.0	12.0
12	7.2	14.4
16	9.6	19.2
18	10.9	21.6
24	14.4	28.8
30	18.0	36.0
40	24.0	48.0

7. Ori-Floraters and Ori-Florating System

This type of system consists essentially of two Meters, one of which measures the flow of water and the other measures the flow of foam compound. The scales on both meters are usually graduated to read in per cent. By controlling the flow of foam compound so that the foam compound meter reads the same percentage value as the water meter, the correct amount of foam compound will flow into the water stream. Regulation of the flow of foam compound may be accomplished by means of a bypass line around the foam compound pump. Scales shall be calibrated for either 3% or 6% foam compound flow depending upon which type of foam compound is used.

The Board has decided that the formulation of the various foam compounds are of a proprietary nature and has, therefore, placed the formulae in separate sealed envelopes which have been placed in the Board's sale, so that the formulation can be checked.

9. Foam Playpipes

Foam Playpipes are used to back up fixed systems and are especially effective on spill fires and/or emergency fires such as may be expected at fuel-loading docks, loading platforms and product valve pits. Playpipes may also be used for turret mounting on fire apparatus. The foam compound may be introduced into the water stream at the playpipe by means of a pickup tube drawing directly from a shipping container, or it may be pre-mixed with water by a number of induction or proportioning methods. The Foam Playpipes may be used with either 3%, 6% high- or low-expansion type foam compounds. The hydraulic characteristic of these two playpipes are given in the following tables:

PYRENE FOAM PLAYPIPES
NOMINAL WATER RATES AT VARIOUS PRESSURES

Solution Rate Characteristics

Foam Playpipe Type	50 PSI	75 PSI	100 PSI	125 PSI	150 PSI
PP-16	14 gpm	17 gpm	20 gpm	22 gpm	24 gpm
PP-26	28 gpm	35 gpm	40 gpm	45 gpm	49 gpm
PP-36	43 gpm	52 gpm	60 gpm	67 gpm	74 gpm
PP-66	85 gpm	104 gpm	120 gpm	134 gpm	147 gpm

PYRENE FOAM PLAYPIPES
Operating Characteristics

Foam Playpipe Type	Solution Rate g.p.m.	Foam Compound Rate g.p.m.		Foam Discharge Rate g.p.m.	
		6%	3%	High Expansion 6% or 3%	Low Expansion 6% or 3%
PP-16	20	1.2	0.6	320	200
PP-26	40	2.4	1.2	640	400
PP-36	60	3.6	1.8	960	600
PP-66	120	7.2	3.6	1920	1200

Inspection and Test

Test equipment was set up, operated and inspected at Newark, New Jersey, in the presence of Commissioners E. W. Kleinert and S. P. Keating, constituting the Committee on Test. Present for the Pyrene Manufacturing

MINUTES

Company were Messrs. H. J. Burke, W. W. Schroeder and W. C. Tamburo and others.

Tests were as follows:

Test No. One

A 35' diameter storage tank containing 700 gallons of No. 2 fuel oil and primed with 35 gallons of gasoline was ignited and allowed to burn for two minutes before air foam was applied to the burning surface. A No. 6 Solution Type Foam Maker was installed on this tank using a single Type II discharge. One No. 6 Around-The-Pump Proportioner was used to inject foam compound into the water stream in the proper proportion. This solution was then led to the foam maker where air was entrained and foam generated. The foam compound used in this test was of 3% low-expansion type. The fire was brought under control in 58 seconds from the time foam was applied and was completely extinguished in one minute, forty seconds. This concluded Test No. One.

Test No. Two

At the conclusion of Test No. One, it was decided to continue the application of foam to the test tank so that the characteristics of the foam discharged through Type I and II discharges could be clearly observed without visible interference from flame or smoke.

Test No. Three

In this test the same 35' diameter tank was used. No fire was kindled since it was impractical to remove the foam blanket generated by the previous tests unless the ensuing tests were to be unreasonably delayed. An exceptionally heavy blanket of foam covered the tank as a result of the previous tests.

This third test was then run without fire, making use of the pressure line inductor system comprising of a No. 6 pressure line inductor and a foam compound pump to discharge through the pressure line inductor for proper proportioning.

The consistency of the foam blanket was again noted and photographed and a comparison of the foam produced by the Around-The-Pump Proportioner and the pressure line inductor was made. In this test, the foam was also permitted to run simultaneously through Type I and II discharges for a period of two minutes.

Test No. Four

In this test two hose lines were fed from separate metering devices, one using a low expansion type foam compound, and the other using a high expansion type foam compound. A PP-36 playpipe was attached to each hose line. Water was tested through metering devices and paralleling foam streams were discharged through each nozzle to afford a basis for comparison.

The streams were momentarily projected to their maximum trajectory to show the range of each, and they were then depressed to the ground to form a heavy blanket of foam, again for comparable purposes. The range of the low expansion playpipe was 60 feet, whereas the range of the high expansion playpipe was 57 feet.

Test No. Five

Fifty gallons of gasoline were poured into a 10' x 10' concrete pit providing an 18" freeboard. The gasoline was then ignited. Over the center of the pit a No. 2 Foam Maker Spray Head Unit was mounted eight feet above the ground level. Adjacent to the pit a second No. 2 foam maker spray head unit was installed. The purpose of the two spray head unit (one of which discharged into the pit, the second discharged beyond the pit) was to note the pattern of one spray head unit unobscured by smoke and fire while the other was extinguishing the fire.

After a 10 second pre-burn, the fire was completely extinguished in two minutes seventeen seconds from the discharge of a single spray head unit.

The proportioning equipment used in this test was a 10 gallon proportioning tank containing 3% low expansion foam compound.

Recommendation

On the basis of the data furnished and the above inspection and tests of the Committee, the Committee on Tests recommend that the resolution adopted September 9, 1947 under Cal. No. 86-47-SA be amended to include the additional equipment: Air Foam Makers, Around-The-Pump Proportioners, Pressure Line Inductors, Foam Maker Spray Head Units, Forcing Type Foam Makers, 3% and 6% High and Low Expansion Air Foam Compound as herein described on the following conditions:

1. The design and installation of Air Foam Extinguishing Systems using the above described equipment shall be in accordance with best practice as described in the National Fire Protection Association Pamphlet No. II entitled "Standards for Foam Extinguishing Systems" published 1951.

2. Approved foam hose stream equipment shall be provided as supplementary protection for ground fires. The minimum number of hose streams required shall be as specified below. For the purpose of this requirement, the equipment for producing foam hose streams shall have a water rate (or solution rate) of at least 50 g.p.m.

Additional foam-producing materials shall be provided to permit operation of the hose stream equipment specified for the period set forth below:

	Minimum Number of Hose Streams Required	Minimum Operating Time
Largest Tank Diameter		
Up to 35 feet	1	10 minutes
Over 35 to 65 feet	1	20 minutes
Over 65 to 95 feet	2	20 minutes
Over 95 to 117' 6"	2	30 minutes
Over 117' 6"	3	30 minutes

3. For air foam systems the delivery rate to the foam makers shall be at least one g.p.m. of water (including stabilizer) for each ten square feet of liquid surface area of the tank to be protected.

4. Tanks up to 65 feet in diameter shall have at least one approved discharge outlet; tanks over 65 feet to 117' 6" diameter shall have at least two discharge outlets; tanks over 117' 6" to 140 feet in diameter shall have at least four discharge outlets.

5. In tanks containing liquids subject to evaporation during storage, fixed outlets shall be provided with an effective and durable seal, frangible under low pressure, to prevent entrance of vapors into outlets and pipe lines.

Fixed outlets shall be provided with suitable inspection means to permit proper maintenance and for inspection and replacement of vapor seals.

6. All piping inside of dikes, and within fifty feet of tanks not diked, should be buried under at least one foot of earth but may be permitted above ground if properly supported and protected against mechanical injury.

Piping, except suction pipe, shall be normally empty, being filled in case of fire, or for tests.

Piping which is normally filled with liquids, such as the suction pipes, shall be protected from freezing.

Pipes should be arranged to drain (pitch $\frac{1}{2}$ inch to 10 ft.) to as few low points as possible and drains shall be provided at each of these low points.

A suitable swing joint arrangement of standard weight malleable iron or steel fittings, shall be provided at the base of the tank risers to take care of shock and expansion. At least one flanged or union joint shall be provided in each riser within five feet of the ground to permit of hydrostatic testing up to this joint.

Control valves shall be located outside dikes and not less than the following distances from the shell of the tank which they control: 50 ft. for tanks less than 50 ft. in diameter; one diameter for tanks 50 ft. in diameter or larger.

7. All valves, except hydrant valves, shall be of the O.S. and Y. or post indicator type.

The laterals to each foam chamber shall be separately valved in fixed installations.

MINUTES

In fixed installation, control valves to divert the foam or solutions to the proper tank may be in the control foam house or may be at points where laterals to the protected tanks branch from main fuel lines but in no instance less than the distance prescribed in Par. 6, indicating the tank which said valve controls.

8. Minimum number of fixed outlets to be installed on each tank as shown in table with tank diameter. If tank is not circular, the equivalent area shall be used. Discharge of foam shall be onto the surface of the flammable oil, etc. at an angle not greater than 30° with the horizontal. The foam shall not penetrate below the surface.

9. All piping shall be black steel 125 lbs. and sizes selected to produce proper delivery rate at the discharge end. Friction losses in piping to be determined by Hazen and Williams formula using a value of 100 for C.

10. Fire Department standpipe siamese shall be provided so fire department pumper can be furnished necessary water to operate the system.

11. Minimum operating time will be based on simultaneous operation of hose stream capacity indicated previously and number of hose streams indicated in table and further that the requirements of the resolution adopted on September 9, 1947 under Cal. No. 86-47-SA complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

EDWIN W. KLEINERT,
Commissioner,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 9, 1947 in accordance with the above report.

899-47-SA

APPLICANT—Bryant Heater Company, owner.
SUBJECT—Application reopened July 13, 1954 as to include Bryant Model 319—re Bryant Winter Air Conditioner, previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 899-47-SA.

Subject: Amendment to resolution to include Model 319.

Bryant Heater Company, requested by letter dated June 28, 1954 that the resolution adopted March 13, 1951 and amended September 16, 1952 under Cal. No. 899-47-SA be amended to include Model 319. The application was reopened by a vote of the Board July 13, 1954.

Description

The Model 319 is similar to Models 304 and 305 approved by the Board March 13, 1951 and September 16, 1952, respectively, under Cal. No. 899-47-SA as to controls, burners and wiring and differs only as far as the heat exchanger which is constructed of No. 14 gauge steel whereas the heat exchanger of Model 305 is No. 16 gauge steel.

The sizes and input ratings of the Model 319 are as follows:

50-319.....	50,000 BTU hr.
75-319.....	75,000 BTU hr.
100-319.....	100,000 BTU hr.
125-319.....	125,000 BTU hr.
150-319.....	150,000 BTU hr.
175-319.....	175,000 BTU hr.

Recommendation

The Committee on Test recommends that the resolution adopted March 13, 1951 and amended September 16, 1952 under Cal. No. 899-47-SA be amended to include Model 319 of the above sizes, on condition that the requirements of the resolution adopted March 13, 1951 and as amended September 16, 1952 under Cal. No. 899-47-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 13, 1951 and September 16, 1952 in accordance with the above report.

40-48-SM—Vol. III

APPLICANT—F. Schumacher and Company, owner.
SUBJECT—Application reopened July 13, 1954 as to New Nylon Fabrics—re F. Schumacher and Co., Nylon Woven Fabrics, previously approved.

APPEARANCES—

For Applicant: R. Curt Hasenclever.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 40-48-SM Vol. III

Subject: Amendment to resolution to include additional nylon fabrics.

F. Schumacher and Company requested by letter dated June 28, 1954 that the resolution adopted March 16, 1948 under Cal. No. 40-48-SM Vol. I be amended so as to include additional nylon fabrics. The application was reopened by a vote of the Board July 13, 1954.

Purpose

The material is to be used for drapery material in places of public assembly.

Description

The fabrics are nylon fabrics, similar to the nylon fabrics approved by the Board under Cal. No. 40-48-SM Vol. I and Vol. II.

Inspection and Test

The nylon fabrics, identified as All Nylon Damask, Quality 4154, All Nylon Damask Quality 4155, All Nylon Taffeta Quality 1954, All Nylon Taffeta Quality 1955 and All Nylon Velvet Quality 8154 were flame tested in accordance with the requirements of the Flameproofing Rules of the Board at the Better Fabrics Testing Bureau in the presence of Asst. Engr. J. A. Darts, Committee on Test, C. Hasenclever representing the applicant and W. H. Masterson representing the laboratory.

MINUTES

Results of the test were as follows:

Qualities 4154, 1954, 1955 and 8154 showed no flashing, flaming or glow. Quality 4155 showed an average flaming time of 1/6 second (1 sample of 6 samples flaming for 2 seconds—all other samples showing no flaming) and there was no flashing or glow in any of the six samples of Quality 4155.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the test the Committee on Test recommends that the resolution adopted March 16, 1948 and amended November 23, 1948 under Cal. No. 40-48-SM Vol. I and Vol. II be amended so as to include the additional nylon fabrics identified as follows: All Nylon Damask Qualities 4154 and 4155, All Nylon Taffeta Qualities 1954 and 1955 and All Nylon Velvet Quality 8154 on condition that the requirements of the resolution March 16, 1948 under Cal. No. 40-48-SM Vol. I and Vol. II be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of March 16, 1948 and November 23, 1948 in accordance with the above report.

572-51-SM

APPLICANT—Weatherguard Service, Inc., owner-manufacturer.

SUBJECT—Everguard Ribbed Steel Cross Bridging, approval of.

APPEARANCES—

For Applicant: E. F. White.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 572-51-SM

Subject: Everguard Ribbed Steel Cross Bridging, approval of.

Weatherguard Services Inc., New York, filed August 14, 1951, an application with the Board of Standards and Appeals for approval of the material known as Everguard Ribbed Steel Cross Bridging under the provisions of C26-178.0 and C26-529.0 Administrative Building Code.

Purpose

This material is to be used as cross bridging between wood beams, serving the same purpose as wood cross bridging.

Description

This material consists of 16 gauge hot rolled steel bars, 3/4 inch wide, V-crimped for their entire length except at the ends, where the bar is flat and provided with four holes punched to receive 10d nails.

The material is similar to the bridging approved by the Board under Cal. No. 647-45-SA, except that the V groove shape increases the radius of gyration and gives greater resistance to lateral deflection under compressive stresses.

Inspection

This material was inspected, gauged and compared for stiffness with similar devices and also compared with the bridging approved under Cal. No. 647-45-SM at the office of the Board in the presence of Asst. Engr. J. A. Darts, Committee on Test.

Recommendation

On the basis of the inspection and the design of this material, the Committee on Test recommends the approval of the Everguard Ribbed Steel Cross Bridging as manufactured by the Weatherguard Services Inc., under the provisions of C26-191.0 and C26-529.0 when constructed in accordance with the report, provided that each package of the bridging be tagged or labelled, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 572-51-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

754-52-SM—Vol. II

APPLICANT—National Gypsum Company, owner-manufacturer (Sheldon H. Cady, agent).

SUBJECT—Application reopened October 6, 1953 as Vol. II—re Gold Bond Fully Accessible Acoustical Tile Ceiling with "J" Mechanical Suspension System, previously approved.

APPEARANCES—

For Applicant: Sheldon H. Cady.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 754-52-SM Vol. II

Subject: Amendment to resolution as to Fully Accessible Acoustical Tile Ceiling.

National Gypsum Company, Buffalo, New York, requested by filing an application, September 22, 1953, that the resolution adopted June 2, 1953 under Cal. No. 754-52-SM Vol. I be amended to include the Gold Bond Fully Accessible Acoustical Tile Ceiling with the "J" Mechanical System. The application was reopened October 6, 1953 under Cal. No. 754-52-SM Vol. II.

Purpose

The system provides for a hung ceiling of acoustical tile or an incombustible backing for the application of approved acoustical tile or insulation.

Description

The Gold Bond Fully Accessible Acoustical Tile System incorporates the following:

1. Gold Bond Travacoustic—incombustible mineral tile (approved under Cal. No. 985-40-SM) and also as a component part of a suspension system under Cal. No. 754-52-SM Vol. I.

The main difference in the component parts of the requested system and the system approved under Cal. No. 754-52-SM

MINUTES

Vol. I is the addition of a painted surface to the "J" channel runner.

In this system a normal grillage of a suspended ceiling consisting of hangers and purlin is first erected as required under C26-461.0 Administrative Building Code. At right angles to the purlin carrying channels or angles, spaced 24" on centers "J" Channel Runners (#25) are secured with "J" clips (#11 Gauge).

Gold Bond Travacoustic, 12" x 24" kerfed and rabbetted on the long edges are then placed between the "J" Channel Runners with the 12" dimension resting on the top edge of the bottom flange of the "J" channel runners, leaving the painted face of the runner exposed. The long edge of the tile is prevented from deflection by inserting a galvanized steel tee or angle into the kerfed and rabbetted edge. Each tile has a steel angle inserted and concealed in each long edge if tiles are to be removed separately.

A gasketing material can be inserted between the backs of adjacent angles to seal the joint, if desired. Tiles are kept in tight contact with each other by spring steel spacers hidden in the finishing channels applied against the wall surfaces.

Inspection and Test

A test ceiling was load tested at the applicant's plant, Buffalo, New York, in the presence of Asst. Engr. J. A. Darts, Committee on Test, S. H. Cady, R. G. Buerger and R. H. Slowinski representing the applicant.

The area under test was 16 sq. ft. The load, in lbs. per sq. ft. when the deflection was 1/360 of the span was 10.25 lbs. and the failure load was 33.75 lbs. per sq. ft.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted June 2, 1953 under Cal. No. 754-52-SM Vol. I be amended so as to include the Fully Accessible Acoustical Tile Ceiling, when constructed as, herein described on condition that the requirements of the resolution adopted on June 2, 1953 under Cal. No. 754-52-SM Vol. I are complied with other than as herein amended.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 2, 1953 in accordance with the above report.

741-53-SM

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application October 9, 1953—Gold Bond Metal Base and Floor Clips (for use in Gold Bond Partition Systems), approval of.

APPEARANCES—

For Applicant: Sheldon H. Cady.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 741-53-SM

Subject: Gold Bond Metal Base and Floor Clips, approval of.

Sheldon H. Cady for National Gypsum Company, Buffalo, New York filed October 9, 1953 an application with the Board of Standards and Appeals for approval of the material known as Gold Bond Metal Base and Floor Clips under the provisions of C26-88.0, C26-459.0 and C26-460.0 Administrative Building Code.

Purpose

The material is used in Gold Bond partitions.

Description

1. Gold Bond Metal Base

Made from 20 and 18 gauge steel, painted with a zinc chromate paint (rust-resistant) after fabrication. Furnished in 2½" and 3" height and 10'-0" lengths. The wide lip at the top and the "S" curl at the bottom give unusual rigidity to the Gold Bond Metal Base.

2. Gold Bond Double Metal Base Clip

A one-piece, 18 gauge steel clip manufactured in two sizes: for the 2½" base and the 3" base. The metal base is applied to the shoulders at the top of the clip and is pressed downward to lock in place on the upturned leg of the clip at the floor. This clip is designed to work with all Gold Bond Solid Partition Systems.

3. Gold Bond Furred Wall Clip

Similar to the Double Metal Base Clip with only one shoulder and one upturned leg. Used to secure channel studs and center metal base in Gold Bond Solid Partition Systems used as wall furring and for the Gold Bond Hollow Wall System. Both the Double Metal Base Clip and the Furred Wall Clip have an oval nail hole for attachment to the floor.

4. Gold Bond Metal Splice Plates

A one-piece 18 gauge plate for joining two pieces of metal base. Used at each abutting joint of the Metal Base in Gold Bond Partition Systems.

5. Gold Bond Masonry Wall Clip

A one-piece 18 gauge steel clip manufactured in two sizes: for the 2½" and 3" metal base. Attached to the metal base before erection, the masonry clip extends above the metal base and has nailing holes for attachment to the wall.

Inspection and Test

The base and clips were inspected and gauged by Asst. Engr. J. A. Darts, Committee on Test, at the applicant's plant in Buffalo, New York. The base and clips were incorporated in a partition that was fire tested and impact tested under Cal. No. 668-54-SM.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Gold Bond Metal Base and Floor Clips as herein described for use in approved Gold Bond Partitions under the provisions of C26-88.0, C26-459.0 and C26-460.0, Administrative Building Code on condition that containers or cartons in which these materials are shipped shall be marked, stamped or labeled:—"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 741-53-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

534-54-SA

APPLICANT—John J. Disimilo, for Speedy Washer Manufacturing Co., owner (Murray H. Steckel, agent).

MINUTES

SUBJECT—Application June 21, 1954—Speedy Washer, Model LAP, approval of.

APPEARANCES—

For Applicant: Murray H. Steckel.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 534-54-SA

Subject: Speedy Washer-Model-LAP (clothes washing machine), approval of.

John J. Disimilo for Speedy Washer Manufacturing Company, Miami, Florida, filed June 21, 1954 an application with the Board of Standards and Appeals for approval of the Speedy Washer Model LAP (clothes washing machine) under the provisions of the Submerged Inlet Rules of the Board.

Purpose

The appliance is semi-automatic clothes washing machine.

Description

The Speedy Washer is a semi-automatic machine consisting of three compartments two of which contain agitators for washing and the other containing an extractor for rinsing-extracting operations. The machine has a net weight of approximately 428 pounds, is 64½" wide, 22" deep and 38" high at the front edge—being 44" high at the back edge. The machine utilizes three electric motors in its operation. One to drive the extractor being ½ horsepower, the other two being ⅓ horsepower on the agitator drives. Electrical connection is by three separate cords so as to provide an individual circuit to each motor. It is equipped with three water hoses of two-ply cord—and rubber construction of 5' lengths, having brass connections with gaskets on each end to fit standard hose connections and faucets. One hose is for hot water, the other two for cold. Discharge of waste water is by gravity through a full opening gate valve connected to the drain by means of a rubber hose reinforced with coiled wire 1¼" inside diameter and of sufficient length to reach the drain normally 3' or less. The washer is designed to handle 9 pounds dry weight of wash to each washing compartment and the same load in the rinsing extractor compartment with approximately one-half as much time needed to rinse and extract as is needed to wash. The machine should be firmly bolted to the floor as it is not intended to be portable.

Water for the washing compartment comes through the rubber hoses and passes through a water valve assembly for mixing. After leaving the water mixing valve it is then allowed to fall directly into the washing compartment with a gap of approximately ¾" between the outlet of the mixing valve and the top over-flow level of the machine itself, thus preventing any chance of syphoning back into the water mains. Water for the rinse enters through the third rubber hose and through an electric solenoid valve into the spray nozzle in the lid of the rinsing extractor compartment. The extractor compartment and basket is so designed that it is impossible for it to hold water nearer than 9" to this nozzle.

The tank or tub section of the Speedy Washer is constructed entirely of stainless steel with welded or soldered seams and the chassis section is constructed of black angle iron protected by stainless steel skirts. All electrical parts are properly bonded to the chassis of the machine itself and provision is made for bonding the entire unit at the electrical outlet.

Inspection and Test

Tests were conducted on the machine at the Laboratory Facilities, 32 Vanderwater Street, New York City, in the

presence of Asst. Engr. J. A. Darts, Committee on Test, M. H. Steckel and J. J. Disimilo, representing the applicant and representatives of the Department of Water Supply, Gas and Electricity.

The machine was subjected to a full wash routine and with an excess soap dosage. This dosage would be assumed to create an abnormal soap head condition, but at no time did the soap head interfere with the air gap. The machine was then subjected to a rinse routine with the water being by-passed around the solenoid valve, which could act as a check and introduced directly into the spray nozzle in the lid of rinsing compartment. Under vacuum conditions ranging up to 27 inches Hg there was no simulated contaminated water drawn back into the system.

Recommendation

On the basis of the foregoing tests, the Committee on Test recommends the approval of the Speedy Washer (clothes washing machine), Model LAP under C26-171.0a as meeting the requirements of Rule 2 of the Submerged Inlet Rules, adopted by the Board February 3, 1939 as amended September 10, 1946 effective October 7, 1946 and as meeting the requirements of C266-1277.0H when connected for the individual unit, and for more than one unit, provided that the connections to the waste line shall be in accordance with the following:

Maximum No. Per Battery	Waste Line Diameter
3	2"
12	3"
30	4"

Slop requirements:

Water line diameter 2½ inches to 4 inches slop sink 3 ft. x 3 ft. x 3 ft. All slop sinks to have mushroom strainers having a diameter the same size as the waste line.

The foregoing table is based upon there being no specific provision for this type of equipment in C26-1291.0 wherein the fixture equivalents can be determined from the table contained therein for this equipment when connected in batteries and in addition, the discharge pump on each individual washing machine unit greatly facilitates the rate of discharge to the waste line. In all cases the size of the trap and branch to the soil stack from the slop sink to be one commercial size larger than the branch line header connection in the battery units. The requirements of the Electric Code shall be met.

It is further recommended that each unit bear a label reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 534-54-SA" and that all installations in batteries be submitted to the Department of Housing and Buildings and Department of Water Supply, Gas and Electricity for inspection in order that the requirements of this approval be complied with.

The Committee further recommends that the air gap between water mixing valve and washing compartment be increased from ¾ inch to 1 inch.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

561-54-SA

APPLICANT—Arthur P. McNulty, for American Kitchens Division of Avco Manufacturing Corp., owner (Weiss and Besserman, Agents).

MINUTES

SUBJECT—Application June 29, 1954—American Kitchens Automatic Dishwasher, Model DW-481-P, DW-24UCA, DWF-2401 and DW-48AA, approval of.

APPEARANCES—

For Applicant: Arthur P. McNulty.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleint and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 561-54-SA

Subject: American Kitchens Automatic Dishwasher, Model DW-481-P, DW-24UCA, DWF-2401 and DW-48AA, approval of.

The American Kitchens Division of Avco Manufacturing Corporation, Connersville, Indiana, filed June 29, 1954 an application with the Board of Standards and Appeals for approval of the American Kitchens Automatic Dishwasher, Models DW-481-P, DW-24UCA, DWF-2401 and DW-48AA.

Purpose

A machine for washing dishes automatically.

Description

All models of the American Kitchens dishwasher have a porcelain tub with a door which opens from the front of the machine. A given quantity of water is metered into the tub and is then sprayed over the dishes by an impeller which is mounted in the bottom center of tub. The complete dishwashing cycle, which includes washing, rinsing and drying of the dishes, is controlled by an automatic timer.

The water inlet system is identical on all models of the dishwasher. The water enters a solenoid valve from the water main. This solenoid valve serves to meter the water through an air-gap from which it drops into a "U" tube forming a water-seal trap and then enters the tub through the side.

Two different types of drainage systems are used on the American Kitchens models. These are:

- Pump Drainage System*—This system is incorporated in dishwasher model DW-481-P. In this system, the water drains from the tub through a neoprene reservoir into a centrifugal pump. The pump forces the water up through a copper tube, from which it falls through an air-gap which is mounted in the backsplash of the sink top. The drainage water then falls into a tube which directs it to the sink drain pipe. The drain air-gap is vented through the backsplash of the machine so that any water backing up will flow out into the sink bowl.
- Gravity Drainage System*—This system is used on dishwasher models DW-24UCA, DWF-2401 and DW-48AA. In this system, the water flows down into a brass casting to which is connected a standard 1½" trap. Water flow into the casting is controlled by a plug which is operated by an electrical solenoid.

A description of the separate models is given below:

Model DW-481-P—48" wide combination dishwasher-sink unit with pump drainage system and porcelain top.

Model DW-24UCA—24" wide dishwasher for installation under existing countertop. Has gravity drain.

Model DWF-2401—24" wide dishwasher for mounting under existing countertop. Has gravity drain and flat front door.

Model DW-48AA—48" wide combination dishwasher-sink with gravity drain and porcelain top.

Inspection and Test

These models of the American Kitchen Automatic Dishwasher were inspected and tested at 11 West 42nd Street, New York City, and found to operate as designed and to be in compliance with the Submerged Inlet Rules of the Board of Standards and Appeals. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and Messrs. Weiss & Besserman representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the American Kitchen Automatic Dishwasher, Models DW-481-P, DW-24UCA, DWF-2401, and DW-48AA for use in New York City when installed and operated in accordance with this report on condition that each device has a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 561-54-SA" and further that a minimum air-gap of 1" be maintained at all times.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

307-48-SA—Vol. II

APPLICANT—Huebsch Manufacturing Company, owner, (Agent: L. Frank Wright).

SUBJECT—Application for consideration—reopening as Vol. II and for test and report as to design—re Huebsch Open End Drying Tumbler (gas-heated clothes dryer); previously approved.

APPEARANCES—

For Applicant: L. Frank Wright.

ACTION OF BOARD—Application reopened as Vol. II for test and report as to design.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleint and Keating and Deputy Chief Connors 4
Negative: 0

909-50-A—Vol. II

APPLICANT—Sidney Daub, for Moe Mandell, owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re Appeal from a decision of the borough superintendent. PREMISES AFFECTED—446 West 36th street, south side, 200 ft. east of 10th avenue, Block 733, Lot 62, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleint and Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 2, 1954, acting on Alt. Applic. 736/54, reads:

"1. Proposal to convert subject building from a public bldg. to a factory—provide two (2) legal means of egress directly to street. A fire escape is not acceptable as legal means of egress."

and

WHEREAS, the applicant states that the building is 3 stories, 34 ft. in height; 25 ft. by 98 ft. 9 in. in area, of class 3 construction, erected prior to 1907, located on a lot 25 ft. front by 98 ft. 9 in. in depth, in an unrestricted use, C area, class 1½ height district, and used and occupied since March, 1954, as follows: 1st floor, vending machine sales, 3 persons; 2nd floor, storage, 2 persons; 3rd floor, woodworking, 10 persons; and now proposed to be used and occupied as follows: 1st floor, vending machine sales, 3 persons; 2nd floor, woodworking, 10 persons; 3rd floor, woodworking, 10 persons; that the building is equipped with a one-source sprink-

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ler system throughout; one interior 3 ft. 8 in. wide steel stairs, enclosed in partitions of wood studs, metal lath, cement plaster both sides, equipped with fireproof self-closing doors and extending from roof bulkhead direct to street, and proposed to be provided with one fire escape on the front of the building extending to street by stair, and proposed to be provided with fireproof windows and doors on its course; and

WHEREAS, Certificate of Occupancy #41075, issued April 22, 1953, upon completion of work under Alt. Applic. 1442/50, pursuant to resolution adopted by the Board under Cal. No. 909-50-A, Vol. I, permitted the following use and occupancy: 1st story on ground, school, 75 persons; 2nd floor, live load, 60 lbs. school, 50 persons; 3rd story, live load, 60 lbs. school, 50 persons; and contains the statement the sprinkler system was approved by the Fire Department March 21, 1952; and

WHEREAS, Violation No. 1604-54, was issued March 11, 1954, for changing the occupancy of the building without obtaining a new certificate of occupancy and approval from the Department of Housing and Buildings; and

WHEREAS, the applicant states that the building was originally erected as a stable on the 1st floor and stable and 1 family dwelling on the 2nd floor, and the basement or cellar was used for ordinary use; that in 1937 the sidewalk grade was lowered 6 ft. 4 in. and the building altered to conform to the new grade and used as stables on the 1st, 2nd and 3rd stories; that the use of the building was changed under Alt. Applic. 163/50 to that of school use; that on April 17, 1951, the Board granted a variation so as to permit the 3rd story to be used for a school with an occupancy of 50 persons; that the building is now equipped with a 3 ft. 8 in. wide steel stairway from 1st story to roof through a bulkhead and direct hallway at the 1st story to the street; that the entire stairway and hallway is enclosed with 1 hour partitions equipped with fireproof self-closing 1-hour test doors at all openings and all ceilings are covered with metal lath and cement plaster; that the entire building is equipped with a one-source sprinkler system; and

WHEREAS, the applicant states that it is now proposed to reinforce the 2nd and 3rd floors so as to provide for the 120 lbs. of required live load and to erect a Labor Law fire escape at the front of the building to consist of 4 ft. wide balconies at the 2nd and 3rd stories with 45 deg. 22 in. wide connecting stairway and 45 deg. counterbalanced stairway from 2nd story balcony to street; that the openings on the course of the fire escapes will be protected with fireproof wire glass automatic windows and 2 ft. by 6 ft. fireproof wire glass self-closing doors; and

WHEREAS, the applicant requests the Board to grant a variation of the requirements of the Labor Law and accept the proposed fire escape at the front of the building as the building is small in area and provided with a 3 ft. 8 in. wide steel stairway with one-hour enclosure and the entire building is provided with a one-source sprinkler system; and

WHEREAS, under date of April 17, 1951, under Vol. I of this appeal the Board modified objections 2 and 3 issued by the Borough Superintendent April 3, 1951 on Alt. Applic. 1442/50, as to construction of the building for public use and as to exits on condition that the building not be increased in height or area and in all other respects the building and occupancy comply with all laws, rules and regulations applicable thereto; and

WHEREAS, this appeal was reopened by a vote of the Board June 22, 1954, as Vol. II, to consider Objection 1, issued by the Borough Superintendent, June 2, 1954, on Alt. Applic. 736/54; and

WHEREAS, the premises was inspected by a Committee of the Board,

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. Applic. 736/54, Objection 1, and that the appeal be and it hereby is granted on condition that the primary means of exit shall be maintained throughout the building, including the roof, as indicated on plans filed with

this appeal, marked "Received June 22, 1954" (4 sheets); that, as a second means of exit, there shall be a fire escape constructed on the front of the building with a counterbalanced stair to sidewalk grade, complying with the requirements of the Labor Law; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and where not inconsistent with the resolution adopted under Volume I.

732-52-BZ

APPLICANT—Ernest F. W. Franck, for Safeway Stores, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment as rearrangement as per revised plans—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a local retail use, C area district, the erection and maintenance of a retail store (food market), using more than the area permitted.

PREMISES AFFECTED—874-882 Myrtle avenue, south side, 140 ft. west of Tompkins avenue, Block 1755, Lots 32-36, inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest F. W. Franck, Arthur A. Fischer and James J. Shea.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 14, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 25, 1954; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 14, 1953, as amended by resolutions adopted through May 25, 1954, by adding thereto:

"that in the event the owner desires to reverse the plan of the building, as indicated on revised plans marked 'Received September 22, 1954' (4 sheets), such change may be permitted, provided the requirements other than as modified this day under Cal. No. 733-52-A, Vol. II where not inconsistent with this amended resolution shall be complied with."

733-52-A—Vol. II

APPLICANT—Ernest F. W. Franck, for Safeway Stores, Inc., owner.

SUBJECT—Application reopened October 13, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—874-882 Myrtle avenue, south side, 140 ft. west of Tompkins avenue, Block 1755, Lots 32, 33, 34, 35 and 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest F. W. Franck, Arthur A. Fischer and James J. Shea.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated September 17, 1954 on amendment to N.B. Applic. 1029/52, reads:

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"2. Provide engineers ladder for cellar exit as required by the resolution of the Bd. of S. & A.

3. The legal exits from the 1st floor are not sufficiently remote from each other."

and

WHEREAS, the applicant states that the proposed building will be one story, 14 ft. in height, 100 ft. by 100 ft. in area, of class 3 construction, located in local retail use, C area, class 1 height district and used and occupied: cellar—mechanical equipment, storage of canned goods, refrigerators and meat packing, 10 persons; 1st floor—super market, loading area, receiving room and office, 40 persons; that the building will be equipped with a one-source sprinkler system; that there will be two 4 ft. wide steel and concrete stairs enclosed in 6 in. concrete blocks, equipped with fireproof, self-closing doors, one leading to street and the other to loading space; and

WHEREAS, the applicant contends as to objection 2 issued by the Borough Superintendent that the original resolution adopted by the Board provided for two 3 ft. 8 in. wide stairways enclosed in 4 in. terra cotta blocks and one engineer's ladder which was the only exit leading direct to the street; that it is now proposed to improve the exit facilities in that both stairs will be 4 ft. wide and enclosed in 6 in. concrete block, equipped with fireproof self-closing doors and will afford exit to the street; that one stairs will lead direct to the street and the other to the loading platform which is open to the street; that these two exits are located at opposite ends of the cellar; and

WHEREAS, the applicant contends as to objection 3 issued by the Borough Superintendent that the objection is based on the two doors on the 1st floor indicated as doors No. 24 and No. 25; that these doors, however, are not the only exits; that a permanent exit is provided from the middle of the sales room area on the easterly side of the building through doors No. 18 and 21 to a truck loading area which is permanently open to the street; that it would be possible, if necessary, to provide an exit from the sales area into the vestibule of the stair leading up from the basement and using door No. 25 which is a fireproof self-closing door serving as exit from the basement; that it is not felt that any benefit would accrue from this in view of the proximity of door No. 24 and it is therefore requested that the Board amend the resolution adopted by it under Vol. I of this appeal so as to permit the rearrangement of the building as proposed and as indicated on revised plan filed September 22, 1954 with this request for amendment.

Resolved, that the decision of the Borough Superintendent, acting on amendment to N.B. Applic. 1029/52, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* as to objection 2, that in lieu of the engineer's ladder, an additional stairway shall be constructed from the cellar which in turn leads to Myrtle avenue, as indicated on plans filed with this appeal, marked "Received September 22, 1954" (4 sheets), and, as to Objection 3, to *make a variation* of the requirements of the Labor Law, as cited in the above decision, so that exits may be permitted from the first floor, as shown on said plans; that in all other respects the requirements of the resolution as adopted by the Board under Cal. No. 732-52-BZ shall be complied with where not inconsistent with this *amended* resolution.

894-53-A

APPLICANT—Ervin Palmer, for Daspal Realty Corp., owner.

SUBJECT—Appeal filed December 10, 1953 from an order of the fire commissioner and decisions of the borough superintendent.

PREMISES AFFECTED—34 West 13th street, south side, 395 ft. east of Avenue of the Americas, Block 576, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, Item 6, of Order #70500-LF, issued by the Fire Commissioner November 12, 1953, which item is subject to this appeal reads as follows:

"6. Install an interior fire alarm system Sec. 279—of the Labor Law."

and

WHEREAS, the decision of the Borough Superintendent dated December 8, 1953, acting on Alt. 915/53, reads:

"1. Indicate two legal exits from all floors including 1st floor and cellar per Sec. 271 L.L.

2. Present rear 60 deg. fire escape does not constitute legal exit under Section 271 L.L. for a building over 5 stories high."

and

WHEREAS, the decision of the Borough Superintendent dated June 3, 1954, acting on Alt. 915/53, reads:

"4. School use is contrary to Section C26-254.0 as building exceeds tabular height limits."

and

WHEREAS, the applicant states that the building is 6 stories, 75 ft. in height; 25 ft. by 130 ft. 2½ in. in area; of class 3 construction; erected 1903; located on a lot 25 ft. front by 137 ft. 2½ in. depth, in a business and residence use, B area, class 1½ height district, and used and occupied since 1903 (except for the school use, which commenced in 1953) as follows: cellar, boiler room, no persons; 1st floor, store, office and loft, 6 persons; 2nd floor, school for hair design, 36 persons; 3rd to 6th floors, inclusive, factory, 4 persons on the 3rd, 6 on the 4th, 6 on the 5th and 4 on the 6th; no change in use or occupancy is now proposed; that the building is equipped with an approved standpipe system, approved one-source sprinkler system throughout; that there is one interior 3 ft. wide wood stairs, enclosed in fire retarded partitions, equipped with fireproof self-closing doors, leading direct to street and to roof bulkhead and one fire escape in the rear yard extending to roof by stair and by ladder to adjoining rear yard and to street through passage in adjoining building; that windows on the course of the fire escape are fireproof but not self-closing; and

WHEREAS, the applicant states that the building is provided with a one-source sprinkler system, supplied by a 5,000 gallon wood gravity tank on the roof; that this system covers the entire building, including the cellar; that the 1st tier of construction is fireproof consisting of steel and concrete arches; that the existing 3 ft. wide interior wood stairway is enclosed in concrete and steel mesh consisting of the Roebeling system inside of the headers and trimmers; that the stair bulkhead is constructed in a similar manner; that is an exterior rear fire escape with a 22 in. wide 60 deg. stairway extending to the roof and to the rear yard, accessible through fireproof wire glazed casement doors; that from the rear yard egress may be had through the rear yard of the adjacent building through its fireproof passage leading to 12th street; that there is an additional exit consisting of a 4 ft. wide horizontal passage at every floor across the rear yard of the adjoining westerly premises into the second adjacent 9 story fireproof building; that under N.B. Applic. 1903 the Superintendent of Buildings accepted the outside fire escape in lieu of the 2nd required stairway; and

WHEREAS, the applicant states as to the 2nd story occupancy, that the Borough Superintendent on December 9, 1953, granted a temporary permit for occupancy by a school for hair design; that the balance of the building has been designed for 150 lbs. live load and has been occupied as factories and loft since the erection of the building; and

WHEREAS, the applicant states that the tenant now occupying the 2nd story has a school for hair design, is in need of additional space; that this tenant now occupies the 2nd floor with 33 students, and 3 instructors; that for the 3rd story occupancy they plan 56 students and 4 instructors,

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all are adults; that the school of hair design is not a school in the usual meaning of the word; that instructions given in designing and arranging hair differs little from any beauty parlor; that the Borough Superintendent would approve the use of the premises as a beauty parlor for the depth of 100 ft. within the business use district; that the objection of the Borough Superintendent is based on the height limitations for a public building; that the definition of a school contained in Section C26-132.0 of the Administrative Code cannot be deemed to apply to the type of use herein proposed; and

WHEREAS, the applicant contends that Section 6.1.2.2.3 subdivision 2, of the Administrative Building Code permits floor areas 2500 sq. ft. in buildings 75 ft. in height where the occupancy is not over 50 persons per floor with only one stair; that the area and number of persons proposed are only slightly in excess of these figures; that the fire escape, horizontal exit and sprinklered floor spaces amply make up for such excess; and

WHEREAS, the applicant contends that the amended Labor Law does not permit the use of a fire escape as a second means of egress in a 6 story building but in view of the fact that the building is fully sprinklered and in addition has a good additional means of exit in the horizontal balcony; that the occupancy has not been changed since the erection of the building except for the use of this 2nd story, that it is requested that the present exits be accepted and that the requirement for interior fire alarm system be waived.

EXAMINER'S NOTE:

The borough superintendent raised an objection under the zoning law as to the use of a trade school in a residence district and waived this objection if the trade school is limited to the business district portion of the lot and a separating partition erected dividing the portion in the residence district from the portion in the business district.

The fire commissioner's objection, No. 6, requires an interior fire alarm system based on Section 279 of the Labor Law. This objection would not be issued if the building was fully sprinklered by an approved two source system and if such system was properly maintained. You will note that the fire commissioner also issued objection 5, which is an alternate objection requiring the maintenance of the sprinkler system or the institution of a fire drill and erroneously based this objection on Section 271 of the Labor Law instead of Section 279. It may well be that the sprinkler system which is fed from a 5,000 gallon gravity tank on the roof could be accepted under Section 279 of the Labor Law and the requirement for the alarm and drill waived if the sprinkler system is placed in proper working order after having been examined by the borough superintendent.

and

WHEREAS, the premises were inspected by a Committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in Objections 1 and 2, of the decision of the Borough Superintendent acting on Alt. Applic. 915/53, and that the appeal be and it hereby is *granted*, to permit the existing fire escape on the rear of the building to be continued provided exit from such fire escape shall be as proposed through the cellar and lead directly to the street, as indicated on plans filed with this appeal, marked "Received December 10, 1953" (6 sheets), as *amended* by plan marked "Received October 29, 1954" (1 sheet), *on condition* as to Objection No. 4 that the building shall not be increased in height or area; that the requirements of the Fire Commissioner as expressed in Order #70500-LF, objections 4, 5 and 6 shall be complied with; *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and the sprinkler system shall be maintained.

167-54-A

APPLICANT—Gabriel Nathan, for Rockaway Park Series Corp., owner.

SUBJECT—Application March 10, 1954—filed pursuant to section 35, General City Law re premises in bed of mapped street—proposed widening of Regina avenue.

PREMISES AFFECTED—22-02 to 22-04 Beach Channel drive and 22-09 to 22-11 Regina avenue, southwest corner, Block 216, Lot 58, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 26, 1954 on N.B. Applic. 54/54, reads:

"1. Proposed building is partly in the bed of a mapped street, which is contrary to Art. 3 Sec. 35 of General City Law."

and

WHEREAS, the applicant states the premises consist of a lot, 60.43 ft. front by 39.01 ft. in depth, located in a business use, D area, class I height district upon which it is proposed to erect a one story building 15 ft. in height, 34 ft. front by 18 ft. in depth, of class 3 construction for use as a store; and

WHEREAS, the applicant states that Regina avenue has been mapped for widening to a depth of 10 ft. additional since January 8, 1915; that inasmuch as the property is triangular in shape and about 850 sq. ft. in area, it is physically impossible to construct a building and stay back of the line of the proposed street widening; that more than 39 years have elapsed since the city has taken no action in this matter and it would be an undue hardship on the owner to deny him the full enjoyment of his property; that the owner would consent to an amortized indemnification of the proposed building in case of condemnation to the extent of 10% per annum over a period of 10 years.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 54/54, Objection 1, be and it hereby is *modified*, under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the use of the area of the proposed street widening, substantially as proposed and as indicated on plans filed with this appeal, marked "Received March 10, 1954" (3 sheets), *on condition* that such building shall comply in all respects with the Building Code and all other laws, rules and regulations applicable thereto; that the cost of the building shall be amortized at the rate of 10 percent per annum over a ten year period, so that in the event of street widening, the cost of the building as determined by the court shall be subject to such amortization, restricted to that portion as proposed to be erected within the proposed widening of the street.

244-54-A

APPLICANT—Abram Shlefstein, for Dworetzky and Shlefstein, Inc., owners.

SUBJECT—Application March 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—99 Varet street, north side, 150 ft. west of Humboldt street, Block 3106, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Abram Shlefstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Appeal granted.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

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THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated March 16, 1954 on Alt. Applic. 3286/53, reads:

"5. Show store to fully comply with Sect. 61 M.D.L.

17. Proposed increase of business use in a frame building is contrary to Section 4.2.1. of the Administrative Code."

and

WHEREAS, the applicant states that the building is 3 stories, 32 ft. in height, 25 ft. by 52 ft. in area, of class 4 construction, erected prior to 1900, located on a lot 25 ft. by 100 ft. in area, in an unrestricted use, B area, class 1½ height district and used and occupied since 1909; cellar—ordinary use; 1st floor—store; 2nd floor—2 families; 3rd floor—2 families; and proposed to be used and occupied without change; and

WHEREAS, the applicant states that Alt. Applic. 3286/53 was filed to relocate one existing toilet and install one new toilet compartment on each of the 2nd and 3rd floors, to remove a violation placed due to the fact that there is one such toilet on each floor for two families; that although unrelated to this application, the Borough Superintendent has issued objection 17 stating that the proposed increase of business use in a frame building is contrary to section 4.2.1. of the administrative code; that this objection is apparently based on a claim that when the building was originally constructed the ground floor consisted of a store and a three room apartment at the rear; that such residence use on the ground floor was discontinued in 1909 and since that time no portion of the ground floor has been used for residential purposes; that this fact was substantiated by an affidavit of the applicant filed with the Borough Superintendent; that the Borough Superintendent has refused to accept such affidavit; and

WHEREAS, the applicant contends as to objection 5 issued by the Borough Superintendent that all the walls and ceilings of the entire ground floor used for store purposes are covered with metal; that there exists no reason why the Borough Superintendent should now require compliance with section 61 of the multiple dwelling law, the provisions of which became mandatory in a frame structure erected after 1938; and

WHEREAS, affidavits filed with the Board indicate that the partitions were removed and the apartment behind the store discontinued and incorporated in the store itself prior to 1913 and accordingly there is no increase in space devoted to business use on the street floor; and

WHEREAS, it is the opinion of the Board that in view of such removal of the apartment on the ground floor that the objections cited do not apply.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 3286/53, Objections 5 and 17, be and it hereby is *reversed* and that the appeal be and it hereby is *granted*.

249-54-A

APPLICANT—Loft Candy Corp., owner.

SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—38-38 9th street, northwest corner of 40th avenue (1st floor), Block 476, Lot 1, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Irving Sadur.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 5, 1954, on B. N. Applic. 1362/53, reads:

"1. Proposed use of panic bolts on factory doors is contrary to Sec. 272.3, Sec. 273.2 of State Labor Law."

and

WHEREAS, the applicant states the building is 8 stories, 91 feet in height, 200 ft. front by 155 ft. 3¾ in. in depth, of Class 1 construction, erected in 1919 on a lot 200 ft. front by 155 ft. 3¾ in. in area in an unrestricted use, A area, Class 1½ height district; used and occupied since 1921 as follows: Basement—storage, 38 persons; 1st floor—shipping and storage, 53 persons; 2nd floor—candy packing, 338 persons; 3rd, 4th, 5th and 6th floors candy manufacturing, 261, 185, 101, 88 persons respectively; 7th floor—storage and printing, 26 persons; 8th floor—paper box manufacturing, 105 persons. The building is equipped with approved stand-pipe and approved 2-source sprinkler systems, and an approved interior fire alarm system and regular monthly fire drills are maintained; there are five interior steel and concrete stairs and five fire towers; stairs are brick enclosed, equipped with metal clad self-closing doors and lead from roof bulkhead direct to street. No change in use or occupancy is now proposed; and

WHEREAS, Certificate of Occupancy #2464 issued January 7, 1922, upon completion of work under N. B. App. 2804/19 permits the use of the building throughout for factory and storage, number of occupants not stated, and describes the building as seven stories in height; and

WHEREAS, the applicant states that the panic bolts for which a variance is sought are affixed to five fire doors which open outwardly only on the street level of the 8-story building; these doors are located respectively at each end of the building on Vernon avenue, at the center of the 40th avenue side, and at each end of the building on 9th street; that the panic bolts in question have been affixed to these doors since the erection of the building in 1920; that a watchman is on duty night and day at the entrance on the 40th avenue side, but the panic bolts, which permit egress only, are the only practical way of controlling the other fire doors; and

WHEREAS, the applicant contends that the panic bolts in question do not constitute the hazard contemplated by Section 272 of the Labor Law; that the panic bolts installed are of the type manufactured by Corbin; that if these bolts are found to be of a type not approved by the Board, the applicant will install those of a type approved by the Board as a condition of granting the variance herein requested; and

WHEREAS, the applicant filed B.N. Applic. 1146-54 with the borough superintendent to install new flush hollow metal doors and steel bucks manufactured by the Williamsburg Steel Products Company, such doors to be equipped with Russell and Erwin panic bolts No. 56; and

WHEREAS, the decision of the Borough Superintendent dated September 30, 1954 on B.N. Applic. 1146-54, reads:

"1. Panic bolts not permitted in a factory bldg., Sec. 272 of the Labor Law."

and

WHEREAS, the premises were inspected by a Committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in decisions of the Borough Superintendent, acting on B.N. Applications 1362-1953, Objection 1 dated March 5, 1954, and B.N. Applic. 1146/54, Objection 1, dated September 30, 1954, and that the appeal be and it hereby is *granted on condition* that the doors leading from the first floor as shown on plans marked "Received March 24, 1954", two sheets, shall be reconstructed as to bucks, sills and doors and shall be of an approved type as required for this use and with approved type of panic bolts; that such panic bolts shall be as proposed as manufactured by the Russell and Erwin Company, Model No. 56 provided their application, Cal. No. 35-45-SM, is subject to an amendment to be requested by them to include their panic bolts now being manufactured including No. 56, formerly known as No. 67.

258-54-A

APPLICANT—H. E. Horwood, for Rector Studios, Inc., owner.

SUBJECT—Application March 16, 1954—Appeal from an order of the fire commissioner.

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PREMISES AFFECTED—408-412 East 93rd street, south side, 144 ft. east of 1st avenue, Block 1572, Lots 42-44, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, order No. 1364-4 issued by the Fire Commis-
sioner March 3, 1954, reads:

"1. Replace missing iron shutters as follows:

On 4 windows on 4th floor on west wall of #408
East 93rd Street overlooking the non-fireproof roof
of #406 East 93rd Street.

On 4 windows on 4th floor; 2 windows on 3rd floor
and 2 windows on 2nd floor of #408-10-12 East 93rd
Street—facing west in court.

On 3 windows on 4th floor; 4 windows on 3rd floor;
4 windows on 2nd floor of #408-10-12 East 93rd Street
facing south in court."

and

WHEREAS, the applicant states that the building is 4 stories,
50 ft. 7 in. in height, 75 ft. front by 100 ft. 8½ in. and 95 ft.
11½ in. in area at street floor, 75 ft. front by 71 ft. 8½ in.
and 57 ft. 5½ in. in area at typical floor, of class 3 construc-
tion, erected 1903, located on a lot 75 ft. front by 100 ft. 8½ in.
in depth, in an unrestricted use, A area, class 2 height district
and used and occupied since 1949 as follows: cellar—boiler
room; 1st floor—offices, upper part of boiler room, glass cut-
ting, receiving and shipping, 14 persons; 2nd floor—show
room and custom cabinet shop, 4 persons; 3rd floor—stock
room, glass bottles and jars and unframed pictures, no per-
sons; 4th floor—storage of lumber, no persons; that the
building is provided with a one source sprinkler throughout;
that there are three interior 41 in. and 44 in. wide stairs
one of steel construction and the others of wood construction;
that the east stairs are enclosed in hollow tile partitions on
the 1st floor, the center stairs is open and the west stairs is
enclosed in plaster board and metal; that stair doors are fire-
proof, self-closing; that there is one fire escape on the front
of the building extending to roof by ladder and to street by
stair; window and door openings on the course of the fire
escape are fireproof, self-closing; that no certificate of occu-
pancy has been issued for the building; and

WHEREAS, the applicant states that No. 408 to No. 412
East 93rd street are 4 stories in height and the windows
referred to are those on the 4th story overlooking the roof
of the 3rd story of No. 406 and on the rear court walls facing
same; and

WHEREAS, the applicant contends that all of these buildings
are under the same ownership and operated by interior
decorators and the only reason for the issuance of this order
is that the buildings are connected by openings on the 1st,
2nd and 3rd floors which openings are protected by standard
fire doors, thus making them separate buildings; that in
the portions of the buildings under appeal there are only
14 persons on the 1st floor, 4 on the 2nd and none regularly
employed above the 2nd floor and there are only about
30 persons employed throughout all of the buildings, none
of whom are regularly employed above the 2nd story; that
the entire premises is protected by a sprinkler system with
central station supervisory alarm and the sprinkler lines
are in no case more than 4 ft. from the windows on the
building under appeal or from that constituting the exposure;
that it would be a great hardship if the owner was penalized
by requiring shutters due to the extra protection of the
double fire doors, since if any one of these doors was
removed the order would not apply as the entire premises
would then be considered as a single building; that the
sprinkler system throughout gives far more protection than
would the iron shutters if provided; and

WHEREAS, under Cal. No. 467-52-A a similar order as to
No. 410 to No. 412 East 93rd street and under Cal. No.
468-52-A a similar order as to No. 408 East 93rd street,
appeals were withdrawn to permit the applicant to obtain
a new order from the Fire Commissioner relating to the
combined premises.

Resolved, that the decision of the Fire Commissioner, as
expressed in Order #1364-4, objection 1, be and it hereby
is modified and that the appeal be and it hereby is granted
only so long as buildings Nos. 404-406, 408, 410 and 412 are
under the same use and ownership, as stated and as indicated
on plans filed with this appeal, marked "Received March 16,
1954" (5 sheets), on condition that the sprinkler system with
lines within 4 feet of the exposure windows in buildings
404-6 and 410-12 shall be maintained; that the buildings
shall not be increased in height or area; that any doors as
shown in walls between the buildings shall comply with
requirements for fire doors.

274-54-A

APPLICANT—Ludwig Hanauer, for Coster Houses, Inc.,
owner.

SUBJECT—Application April 12, 1954—filed pursuant to
section 310 of the Multiple Dwelling Law re variation of
section 177(3) re required open spaces.

PREMISES AFFECTED—160 East 36th street, southwest
corner of 3rd avenue, Block 891, Lot 46, Borough of
Manhattan.

APPEARANCES—

For Applicant: Ludwig Hanauer.

For Administration: Samuel L. Becker, Dep't of Hous-
ing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent
dated March 18, 1954, on Alt. Applic. 254/54, reads:

"A-1. Cellar apt. does not conform to requirements
of subdivision 3 of Section 177 M. D. Law.—bldg. does
not have yard 30 feet in depth."

and

WHEREAS, the applicant states that the building is 4
stories, 45 ft. in height, 20 ft. front by 46 ft. 5 in. in depth,
of class 3 construction, erected 1887, located on a lot 49 ft.
4½ in. front by 100 ft. in depth, in a business use, B area,
class 1½ height district and used and occupied since about
1925 without a certificate of occupancy as follows: cellar—
one apartment; 1st floor—one apartment; 2nd floor—one
apartment; 3rd floor—one apartment; 4th floor—one apart-
ment; that the building is provided with one 2 ft. 8 in.
wide interior wood stairs enclosed in fire retarded partitions,
equipped with wood self-closing doors; that stairhall leads
direct to street and is provided with a ladder and scuttle to
roof; that there is one fire escape on the front; and

WHEREAS, the owner was convicted and sentence suspended
in Municipal Term, Magistrate's court February 23, 1954
on a charge of violation of the multiple dwelling law; and

WHEREAS, the applicant states that the building in ques-
tion is located on part of lot 46 and that the other building
on the lot is a five story multiple dwelling used as stores on
the 1st floor and the upper floors as single room occupancy,
for which a certificate of occupancy has been issued; and

WHEREAS, the applicant states that violation No. 2128 of
1953 was issued by the Borough Superintendent and Alt.
Applic. 254/54 filed to comply therewith; and

WHEREAS, the applicant states that the building in ques-
tion was erected about 1877 as a dwelling and about 1925
converted to a multiple dwelling and the records in the
division of housing show the legal occupancy as one apart-
ment on each of the cellar, 1st, 2nd, 3rd and 4th floors; and

WHEREAS, the applicant contends that the ceiling height
of the cellar above the curb level at the center line of the
facade is 3 ft. 6 in. and at the easterly end, where the cellar

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living room is located, the height above curb level is 4 ft.; that if the apartment in question was considered a basement apartment, only a 13 ft. rear yard or its equivalent would be required and it would be legal; that the difference between the cellar and basement apartment is only 8 in. from the average height; that this same tenant has occupied the cellar apartment for approximately 20 years and the apartment is clean, light, airy and extremely habitable; that all rooms are well lighted and ventilated and each room has a window of sufficient area to comply with the requirements of the law; that there is a complete bathroom and kitchen in the apartment; that the total court area is 20 ft. by 18 ft. 4½ in. plus 3 ft. by 10 ft. plus 23 ft. by 5 ft. 6 in.; that the total area of the courts open to the sky exceeds any requirements for a legal rear yard; that it would be a hardship to be required to eliminate this apartment as the tenant would be unable to find comparable quarters at a reasonable rent.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 254/54, Objection A-1, be and it hereby is *modified*, under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, to permit existing cellar apartment as proposed and as indicated on plans filed with this appeal, marked "Received April 12, 1954" (3 sheets); that this variance shall continue only so long as the rear yard space, as shown on plans, and the rear court of adjoining building under the same ownership are maintained; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

287-54-A

APPLICANT—William H. Fuhrer for Combination Manhattan Corp., owner (Cushmans Sons, Inc., lessee).

SUBJECT—Application March 31, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21 West 34th street, north side, 450 ft. west of 5th avenue, Block 836, Lot 18, Borough of Manhattan.

APPEARANCES—

For Applicant: William H. Fuhrer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated March 12, 1954 on B.N. Applic. 713/54, reads:

"1. Illuminated sign not permitted to extend beyond building line as per Sec. B-26-7.0 Adm. Code."

and

WHEREAS, the applicant states that the building is 5 stories, 65 ft. in height, 50 ft. front by 98 ft. 9 in. in depth, of class 3 construction, erected prior to 1902, located on a lot 50 ft. front by 98 ft. 9 in. in depth, in a restricted retail use, B area, class 1½ height district and used and occupied since 1951; cellar—boiler room and storage, 2 persons; 1st floor—store, 2 persons; 2nd to 5th floors—vacant; that no change in use or occupancy is now proposed; and

WHEREAS, the applicant states that the present lessee rented the premises consisting of a store approximately 12 ft. 2 in. by 63 ft. in area, for use as a retail bakery, no baking to be done on the premises; that the lease permitted the installation of the usual 2 ft. by 10 ft. illuminated sign above the store which design was adopted as uniform for all of the lessee's stores throughout the city; that in filing B.N. Applic. 713/54 it was assumed that the face of the building was on the building line and that all of the work proposed to be performed would be within the building line; that however, it was ascertained that the building encroached beyond the building line approximately 4 in. and that mostly all of the buildings on the north side of West 34th street between 5th and 6th avenues encroach beyond the building

line; that this encroachment has been acknowledged by the Borough President and the Corporation Counsel and the Borough Superintendent; that when construction was started it was found that structural conditions did not permit the sign to be fully recessed, consequently the contractor cut back the stone face of the building 4 in. as far as structural conditions would permit and recessed only the illuminated sign panel and the remainder of the glass facing had to remain on the surface of the building which encroached beyond the building line; that consequently the face of the upper glass panel is 4 in. beyond the face of the original building; that the sign panel is flush with the building line and the aluminite moulding or frame projects 4 in. beyond the face of stone; and

WHEREAS, the applicant contends that the necessary work entailed in removing the encroachment is practically impossible as the entire front of the building would have to be removed; that the illuminated sign is a 3 tube 2 ft. by 10 ft. neon sign, non-flickering and of dignified appearance; that it is therefore respectfully requested that the Board permit the continuance of the existing sign and the encroachment necessitated by the unusual conditions; and

WHEREAS, the Board on January 19, 1954 under Cal. No. 489-52-A granted a modification of the decision of the Borough Superintendent under E.S. Applic. 777/51 relating to a sign on the adjoining store in the same building.

Resolved, that the decision of the Borough Superintendent, acting on B.N. Applic. 713/54, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the sign which now extends beyond the building line for a distance of 4½ inches, owing to the location of the building beyond the building line, *on condition* that such sign shall not be further extended and shall in all other respects comply with the requirements therefor; and shall be maintained as indicated on plan filed with this appeal marked "Received March 31, 1954" (1 sheet); and that this variance shall continue only so long as the premises are occupied by and the sign applies to the present occupant, Cushmans Sons, Inc., as a retail bakery.

343-50-A—Vol. II

APPLICANT—Mergenthaler Linotype Company, owner.

SUBJECT—Application reopened March 2, 1954 as Vol.

II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—1-57 Hall street; 2-60 Ryerson street; 15-49 Ryerson street; 299-313 Park avenue and 248-254 Flushing avenue, Blocks 1867 and 1877, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: G. F. Maehr, John R. Sottile and A. N. Provost.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to November 30, 1954, at 2 P.M. for applicant to submit revised plans omitting such areas for smoking as were reported by the Fire Inspector to be dangerous or to propose some method of protecting areas where smoking is desired on such floors so as to provide a safe condition as may be approved by the Board.

105-53-A

APPLICANT—Hellenic Orthodox Community Saint Barbara, adjoining owner.

OWNER OF RECORD—Kamgo Service Station, Inc.

SUBJECT—Application February 9, 1953—Appeal from a decision of the borough superintendent re Revocation of Certificate of Occupancy, 30392/52 and Approval of N.B. App. 62-52.

PREMISES AFFECTED—26 Forsyth street, east side, 101 ft. 6 in. north of Division street, Block 292, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Philip Schuster.

For Owner: Ervin Palmer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Laid over to November 16, 1954, at 2 P.M. at request of applicant's representative; no further requests for adjournment.

541-53-A

APPLICANT—Leonard F. Rothkrug, for George Donus, owner.

SUBJECT—Application June 18, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—133-18 Francis Lewis boulevard, west side, 160 ft. south of 133rd avenue, Block 12969, Lot 8, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1954, at 2 P.M. for inspection and decision; hearing previously closed.

659-53-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings.

OWNERS OF PREMISES—George B. and Cecil A. Donus.

SUBJECT—Application August 18, 1953—Revocation of Certificate of Occupancy #84750-52 issued re Alt. 2702-52.

PREMISES AFFECTED—133-18 Francis Lewis boulevard, west side, 160 ft. south of 133rd avenue, Block 12969, Lot 8, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Owner: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1954, at 2 P.M. for inspection and decision; hearing previously closed.

879-53-A

APPLICANT—Harry L. Alper, for Marian R. Feist, and Harold A. Rouse, owners (Third-Mile Shoe Co., Inc., lessee).

SUBJECT—Application December 10, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1536 Third avenue, west side, 72 ft. 8½ in. north of East 86th street, Block 1515, Lot 36, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry L. Alper.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to November 16, 1954, at 2 P.M. for applicant to submit revised plan showing layout of sprinkler heads, proper sized water line, etc.

40-54-A

APPLICANT—Ralph E. Stork, for Dairymen's League Co-op. Association, Inc., owner.

SUBJECT—Application January 19, 1954—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—513-523 West 24th street, north side, 455 ft. east of 11th avenue, Block 696, Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: Ralph E. Stork.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to November 16, 1954, at 2 P.M. for further consideration after applicant has submitted a revised proposal.

243-54-A

APPLICANT—Siegel and Green, for N.L.R. Realty Corp., owner.

SUBJECT—Application March 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—71-73 East Broadway and 9 Market street, southwest corner (Block 280, Lot 27), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel and Lea Rosenblatt.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1954, at 2 P.M. for inspection and decision; hearing closed.

330-54-A

APPLICANT—Arthur J. McDermott, for Arthur J. McDermott, Jacob A. and Georgia Post Visel, owners.

SUBJECT—Application April 27, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—874-882 Myrtle avenue, south side, 140 ft. west of Tompkins avenue, Block 1755, Lots 32, 33, 34, 35 and 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur J. McDermott.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1954, at 2 P.M. for inspection and decision; hearing closed.

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rudolph and Bertha Pollak.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N.B. 567-52 (buildings not constructed in accordance with approved plans).

PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Rudolph Pollak.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

ACTION OF BOARD—Laid over to December 14, 1954, at 2 P.M. for both sides to report progress to the Board. The attorneys representing the builder and the owners of all the residential buildings involved reported that an agreement had been signed and agreed to file with the Board a photostatic copy and that work to correct faulty construction would proceed at once.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julius DeMasi and Florence Lo Cicero.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owners: Arnold H. Fassler and Florence Lo Cicero.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

ACTION OF BOARD—Laid over to December 14, 1954, at 2 P.M., for both sides to report progress to the Board. The attorneys representing the builder and the owners of all the residential buildings involved reported that an agreement had been signed and agreed to file with the Board a photostatic copy and that work to correct faulty construction would proceed at once.

MINUTES

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Dominick W. Ciminello.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.

PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Dominick Ciminello.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

ACTION OF BOARD—Laid over to December 14, 1954, at 2 P. M., for both sides to report progress to the Board. The attorneys representing the builder and the owners of all the residential buildings involved reported that an agreement had been signed and agreed to file with the Board a photostatic copy and that work to correct faulty construction would proceed at once.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Anthony M. and Sarah Capuano.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Sarah Capuano.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

ACTION OF BOARD—Laid over to December 14, 1954 at 2 P. M., for both sides to report progress to the Board. The attorneys representing the builder and the owners of all the residential buildings involved reported that an agreement had been signed and agreed to file with the Board a photostatic copy and that work to correct faulty construction would proceed at once.

436-54-A

APPLICANT—Edward T. Crinnion, borough superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Cono and Nancy Giardina.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Nancy Giardina.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

ACTION OF BOARD—Laid over to December 14, 1954 at 2 P. M., for both sides to report progress to the Board. The attorneys representing the builder and the owners of all the residential buildings involved reported that an agreement had been signed and agreed to file with the Board a photostatic copy and that work to correct faulty construction would proceed at once.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglio, Jr.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Salvatore Indiviglio.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

ACTION OF BOARD—Laid over to December 14, 1954 at 2 P. M., for both sides to report progress to the Board. The attorneys representing the builder and the owners of all the residential buildings involved reported that an agreement had been signed, and agreed to file with the Board a photostatic copy, and that work to correct faulty construction would proceed at once.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Gherzen and Beatrice Kaufman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 573-52 (constructed not in accordance with approved plans).

PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Gherzen Kaufman.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

ACTION OF BOARD—Laid over to December 14, 1954 at 2 P. M., for both sides to report progress to the Board. The attorneys representing the builder and the owners of all the residential buildings involved reported that an agreement had been signed, and agreed to file with the Board a photostatic copy, and that work to correct faulty construction would proceed at once.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Henry and Dorothy Kurtz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 574-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

ACTION OF BOARD—Laid over to December 14, 1954 at 2 P. M., for both sides to report progress to the Board. The attorneys representing the builder and the owners of all the residential buildings involved reported that an agreement had been signed, and agreed to file with the Board a photostatic copy, and that work to correct faulty construction would proceed at once.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Manual and Theresa Molines.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Manuel Molines.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

ACTION OF BOARD—Laid over to December 14, 1954 at 2 P. M., for both sides to report progress to the Board. The attorneys representing the builder and the owners of all the residential buildings involved reported that an agreement had been signed, and agreed to file with the Board a photostatic copy, and that work to correct faulty construction would proceed at once.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Arthur and Julia Sussman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Julia Sussman.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

ACTION OF BOARD—Laid over to December 14, 1954 at 2 P. M., for both sides to report progress to the Board. The attorneys representing the builder and the owners of all the residential buildings involved reported that an agreement had been signed, and agreed to file with the Board a photostatic copy, and that work to correct faulty construction would proceed at once.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benjamin and Helen Katz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Helen Katz.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

ACTION OF BOARD—Laid over to December 14, 1954, at 2 P. M., for both sides to report progress to the Board. The attorneys representing the builder and the owners of all the residential buildings involved reported that an agreement had been signed, and agreed to file with the Board a photostatic copy, and that work to correct faulty construction would proceed at once.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Max Hanok.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Max Hanok.

Others: David Stein, for the builder; Louis A. Marchisio, attorney for the mortgagee.

ACTION OF BOARD—Laid over to December 14, 1954 at 2 P. M., for both sides to report progress to the Board. The attorneys representing the builder and the owners of all the residential buildings involved reported that an agreement had been signed, and agreed to file with the Board a photostatic copy, and that work to correct faulty construction would proceed at once.

486-54-A

APPLICANT—Fred Leef, Isadore Silverman and Samuel Feldman, d/b/a Silverleaf Realty Corp., owner (Fred-Chaite Studios Inc., lessee).

SUBJECT—Application June 16, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35 West 56th street, north side, 369 ft. east of 6th avenue (Avenue of the Americas), Block 1272, Lot 16, Borough of Manhattan.

APPEARANCES—

For Applicant: Milton Somerfield.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1954, at 2 P. M. for applicant to file revised plans.

694-49-A—Vol. II

APPLICANT—Harry Speyerer, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re Appeal from a decision of the Commissioner of Marine and Aviation.

PREMISES AFFECTED—Foot 14th road, west side, of 100th street, 400 ft. south of 14th avenue, Block 4044, Lot 20, College Point, Borough of Queens (under section 35, General City Law—re bed of mapped street—14th road).

APPEARANCES—

For Applicant: Harry Speyerer.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the applicant filed a copy of a decision of the Borough Superintendent issued on October 27, 1954, reading:

"1. The erection of a structure in the bed of a mapped street is contrary to Art. 3, Section 35 of the General City Law."

and

WHEREAS, the applicant now states he wishes to withdraw this appeal for the purpose of discussing with the Borough President the matter of removing the street in question from the city map.

Resolved, that this appeal be and hereby is *withdrawn*.

423-53-A

APPLICANT—145 East 23rd St., Hotel Restaurant Corp., for Lawrence A. Wien, owner (Kenmore Hotel Corp., lessee).

SUBJECT—Application May 22, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—143-145 East 23rd street, north side, 102 ft. east of Lexington avenue, Block 879, Lot 27, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Simoy.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

282-54-A

APPLICANT—Arthur Jovis, for Leah Wenig, Melba and Ruth Goldstein, owners.

SUBJECT—Application April 19, 1954—Appeal from a decision of the borough superintendent.

MINUTES

PREMISES AFFECTED—614 Gates avenue, south side, 325 ft. east of Gates avenue (Block 1816, part of Lot 16), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

336-54-A

APPLICANT—Ashford Street Talmud Torah, owner.

SUBJECT—Application March 10, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—473 Ashford street, east side, 125 ft. south of Sutter avenue (Block 4048, Lot 16), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

741-21-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Valentine Realty Corp. c/o City Bank and Farmers Trust, owners (Forack Corp., c/o Simon Ackerman Clothiers, Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. II and change of use to garage subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, permitting in a business use district, the erection of a two story public garage.

PREMISES AFFECTED—2402 Ryer avenue, southeast corner of East 187th street, Block 3152, part of Lot 11, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider change of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

831-41-BZ—Vol. III

APPLICANT—Max Horn, for Henry Sadigur, owner.

SUBJECT—Application for consideration—reopening as Vol. III and extension of area for a new use subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, the rearrangement and extension of premises used as kiddie amusement rides (previously used as hand ball courts).

PREMISES AFFECTED—34-02 to 34-24 Boardwalk, north side, from Beach 34th street, to Beach 35th street and 34-01 Sprayview avenue, Block 306, Lots 7 and 13, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: M. Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider extension of area and use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

476-49-A—Vol. II

APPLICANT—Ervin Palmer, for Mildred Berman, owner.

SUBJECT—Application for consideration—reopening as Vol. II as to sprinkler order previously withdrawn—re appeal withdrawn by applicant, without prejudice to restoration; applicant to submit proposal to Fire Department and obtain a new decision on basis of omitting repairing and refinishing within the building.

PREMISES AFFECTED—65 Fulton street, north side, 116 ft. west of Cliff street, Block 94, Lot 9, Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer.

ACTION OF BOARD—Appeal reopened as Vol. II subject to the regular procedure; previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

1-51-BZ—Vol. II

APPLICANT—Paul Friedman, for Arthur R. Mullin (Lessee, Meridian Motors, Inc.).

SUBJECT—Application for consideration—reopening as Vol. II and consider change of use subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a local retail use district, the sale and display of more than five new and used motor vehicles for a term of fifteen years.

PREMISES AFFECTED—243-06 Northern boulevard, southeast corner of 243rd street, Block 8180, Lot 1, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider change of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

Adjourned: 4:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

SPECIAL MEETING

FRIDAY MORNING, NOVEMBER 5, 1954, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating.

64-27-SR—Vol. II

SUBJECT—Proposed Revision of the Factory Exit Rules.

APPEARANCES—John R. O'Donoghue, Arnold Witte, Arnold W. Lederer and K. A. Chakmakian.

ACTION OF BOARD—Laid over for further hearing after publication of new proposed rules and old rules in the Bulletin; date to be set.—Set for December 3, 1954, at 10 A.M.

Adjourned: 11:00 A.M.

JOSEPH J. DOYLE, *Chief Clerk.*

PUBLIC HEARING

PROPOSED REVISION OF THE FACTORY EXIT RULES

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday morning*, December 3, 1954 at 10 A.M. in Room 1013, Municipal Building, Manhattan, on the following Proposed Revision of the Factory Exit Rules to effectuate the provisions of Sections 270 and 271 of the Labor Law, as amended by Chapters 905 and 906 of the Laws of 1947, and Chapters 343 and 345 of the Laws of 1948.

Rules now in force are published following these proposed revised Factory Exit Rules.

Cal. No. 64-27-SR—Vol. II

Rule 1.0. Fire Escapes on Buildings Five Stories or or Less in Height.

Rule 1.1. In any building erected prior to October 1, 1913, occupied on July 1, 1948, as a factory building, 5 stories or less in height, one of the required means of exit under Section 271 of the Labor Law may consist of an outside iron fire escape, provided that:

Rule 1.2. The single fireproof casement doors leading to all fire escape balconies shall open out and shall be self-closing. An easily operated door lock with knobs on both sides of the door shall be provided. Such fire doors may be at window sill level if fixed iron steps at least 2 ft. wide, with risers not exceeding 8 in., and treads not less than 8 in. are provided on the inside from floor level to sill properly secured when sills are more than 12 inches above floor level.

Rule 1.3. Any such fire escape erected subsequent to October 1, 1913, and prior to these rules taking effect, unless previously accepted as one of the required means of exit or escape by the administrative official having jurisdiction, shall conform in every respect to the provisions of these rules.

Rule 1.4. A fire escape shall not hereafter be accepted as constituting one of the required means of exit or escape under Section 271 of the Labor Law, in any building erected prior to October 1, 1913, and occupied as a factory building on July 1, 1948, exceeding five stories in height.

Rule 1.5. All fire escapes shall be maintained structurally safe, properly painted, and kept clear of all obstructions.

Rule 2.0. Enclosure of Factory Stairways or Ramps.

Rule 2.1. Except as provided in Rule 3.1 in all factory buildings five stories or less in height, erected prior to October 1, 1913, and occupied as factory buildings on July 1, 1948, all interior stairways or ramps serving as required means of exit, and the landings, platforms and passageways connected therewith shall be enclosed on all sides by partitions having a fire resistive rating of not less than 1 hour extending continuously from the lowest point of stairway or ramp.

Rule 2.2. Where the stairway or ramp extends to the top floor of the building, such partitions shall extend to the underside of the roof boarding. That portion of the underside of the roof beams within the stair enclosure shall be covered with fire resisting materials, except in buildings with roofs of non-combustible material, in which case the partitions may stop at the underside of the roof.

Rule 2.3. Openings in such partitions shall be provided with approved self-closing one hour test opening protective assemblies, except where such openings are in the exterior wall of the building.

Rule 2.4. The bottom of the enclosure shall be of fireproof material at least 4 in. thick unless the partition extends to the cellar bottom.

Rule 2.5. A horizontal exit as defined in Section 267 of the Labor Law, will be accepted as in compliance with this rule when both sides of the fire wall or walls are occupied at such factory floor by the same occupant.

Rule 3.0. Transitory Provisions for Enclosure of Stairways in Factory Buildings Five Stories or Less in Height.

Rule 3.1. In all factory buildings five stories or less in height erected prior to October 1, 1913, and occupied as factory buildings on July 1, 1948, and legally occupied as factory buildings on January 1, 1954, all interior stairways or ramps serving as required means of exit and the landings, platforms and passageways connected therewith, may, prior to January 1, 1959, be enclosed on all sides by partitions of fire resisting material extending continuously from the lowest point of the stairway in accordance with the following schedule:

Number of stories	Contents combustible, no sprinkler	Contents non-combustible, no sprinkler	Contents combustible and sprinkler	Contents non-combustible and sprinkler
Three	Stairways Enclosed			
Four	Stairways Enclosed	Stairways Enclosed		
Five	Stairways Enclosed	Stairways Enclosed	Stairways Enclosed	

The term "contents" as used above means articles, goods, wares and merchandise, packed, stored, manufactured or in the process of manufacture.

The term "combustible" as used above means articles, goods, wares or merchandise which will burn or support combustion.

The term "sprinkler" as used above means an adequate automatic sprinkler equipment installed and maintained in good working order on each floor throughout the building.

The term "story" as used above means that part of a building between any floor and the floor or roof next above.

The term "stairways" as used above shall be deemed to include "or ramps".

Rule 4.0. Required Exits and Enclosures of Stairways in Two-Story Factory Buildings.

Rule 4.1. In every two story factory building erected prior to October 1, 1913, and occupied as a factory building on July 1, 1948, there shall be provided from each story at least two means of exit or escape from fire remote from each other, one of which from every floor above or below grade shall lead to or open on an interior stairway or ramp which shall be enclosed, as hereinafter provided, or on an exterior enclosed stairway or ramp. The other may lead to such a stairway, or to a horizontal or grade exit, or to an exterior screened stairway, or to a fire escape conforming to Section 273 of the Labor Law or Rule 1, of these rules. Except that fire escape exit doors shall be fireproof self closing, with fixed iron steps to the sill properly secured when sill is more than 12 in. above the floor level;

PUBLIC HEARING

and where there is no safe egress from the roof, a goose neck ladder shall be provided from top balcony to the roof, except on the front of all buildings.

4.1.1. Unobstructed egress from the foot of the fire escape or exterior screened stairway shall be as required by Section 273 of the Labor Law, or to an open adjoining yard with egress to the street. No point on any floor of such building shall be more than 150 ft. distant from such an exit.

Rule 4.2. In two-story factory buildings erected prior to October 1, 1913, and occupied as factories on July 1, 1948, all interior stairways or ramps serving as required means of exit shall be enclosed from the lowest point of such stairways or ramps to the ceiling of the first floor by partitions having a fire resistive rating of 1-hour, unless the building is provided with a wet sprinkler system, in which case such enclosure of stairway or ramp shall not be required prior to January 1, 1959. Such enclosures shall lead directly to a door opening outwardly to a street or road, or an open area affording unobstructed passage to street or road. All openings in such enclosure except openings in the exterior walls shall be provided with fireproof self-closing doors having a one hour rating.

Rule 4.3. All reference herein to the enclosure of stairways or ramps shall be deemed to apply only to required stairways or ramps.

Rule 5.0. Enclosure of Stairways in Factory Buildings Erected Prior to October 1, 1913, and Not Occupied as Factory Buildings on July 1, 1948.

Rule 5.1. Buildings which are not required by Section 270, Subdivision 1 of the Labor Law to be fireproof, shall have required stairways or ramps enclosed in partitions of one-hour fire-resistive construction from the lowest point of the stairway or ramp.

Rule 5.2. Where the stairway or ramp extends to the top floor of the building, such partitions shall extend to the underside of the roof boarding. That portion of the underside of the roof beams within the stair enclosure shall be covered with fire resistive materials except in buildings with roofs of noncombustible material, in which case the partitions may stop at the underside of the roof.

Rule 5.3. Where the stairway or ramp is required to extend to the roof, the enclosure shall be so built as to form a bulkhead having a fire-resistive rating of one hour, except where such bulkhead occurs on an interior lot line, such construction shall be not less than 8 inches of masonry on the lot line side.

Rule 5.4. All openings to such partitions shall be provided with approved one hour self-closing opening protective assemblies except where such openings are in the exterior wall of the building.

Rule 5.5. The bottom of the enclosure shall be of fireproof material at least 4 in. thick unless the partition extends to the cellar bottom.

Rule 5.6. In all factory buildings erected prior to October 1, 1913, and not occupied as factories on July 1, 1948, and exceeding four stories in height, stairways or ramps serving as required means of egress shall be enclosed throughout with partitions of incombustible material having a fire resistive rating of one hour, and all openings to such partitions shall be provided with approved self-closing one hour test opening protective assemblies except where such openings are in the exterior wall of the building.

Rule 5.7. In all factory building erected subsequent to October 1, 1913, four stories or less in height, required stairways or ramps serving as required means of egress shall be enclosed throughout with partitions having a fire resistive rating of one hour and all openings thereto shall be equipped with approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior wall of the building.

Rule 5.8. In all factory buildings erected subsequent to October 1, 1913, and prior to January 1, 1938, exceeding 4 stories in height, stairways or ramps serving as required means of egress shall be enclosed in partitions constructed of incombustible materials having a fire resistive rating of one hour, up to a maximum height of 150 ft. and two hours above such height, and all openings to such partitions shall be equipped with approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior wall of the building.

Rule 5.9. In all factory buildings erected subsequent to January 1, 1938, exceeding 4 stories in height, stairways or ramps serving as required means of egress shall be enclosed in partitions of incombustible materials having a fire resistive rating of 2 hours and all openings to such enclosures shall be protected by approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior walls of the building.

Rule 6.0. In all factory buildings, coming within Section 270 of the Labor Law, Stairways or Ramps Serving as Required Means of Egress Shall be Ventilated at the Top by:

(a) A skylight not less than 20 square feet in area, constructed of metal frames, glazed with plain glass, protected with wire screens in metal frames above and below, and provided with fixed open metal louvres on two sides, having an aggregate effective ventilating area of not less than twenty square feet. A fixed open ridge ventilator having not less than 144 sq. inches of effective ventilating area may be substituted for an equal portion of the required louvres; or

(b) An exterior window, not facing on the lot line, equal to the area required for a skylight, glazed with plain glass and provided with fixed open louvres having an effective ventilating area of not less than 10 square feet; or

(c) In a sprinklered stair or ramp enclosure, a metal framed automatic skylight not less than 16 square feet in area, glazed with wired glass, or with plain glass protected over and under with wire screens in metal frames. Such automatic skylights to be counterbalanced, actuated by a fusible link designed to operate at not more than 180° F.

Rule 7.0. Storage of Combustible Material Within Factory Stairway Enclosures.

Rule 7.1. In all factory buildings no articles or wares of any nature shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith. But this shall not prohibit the erection and maintenance of a stand to be built of incombustible material and wire glass or one-quarter inch thick plate glass for the retail sale of cigars, cigarettes and tobacco and candies in original packages or daily newspapers in the public hall or corridor on the first story of any building provided there is no open flame. All portions of the stand and any portion

PUBLIC HEARING

of any permitted accessory use, the same shall be set back at least 18 in. from the outside line of travel of the required legal width of exit. Each such stand shall be provided with at least one approved 2½ gallon chemical fire extinguisher.

Rule 8.0. Safe Egress from Roofs of Factory Buildings.

Rule 8.1. Interior stairs or ramps serving as required means of egress in factory buildings erected after October 1, 1913, not exceeding five stories in height and in factory buildings erected before October 1, 1913, and occupied as factories on July 1, 1948, shall not be required to extend to the roof where there is no safe egress from the roof.

Rule 8.2. No safe egress shall be deemed to exist when:

a. The roof or the top of the parapet wall of an adjoining building is more than 8 feet below or more than five feet above the top of the parapet wall of the building in question and there is no outside party wall fire escape, party wall exterior screened stairway, party wall balconies or bridges, or where outside exits do not connect to adjoining buildings at roof level, or where there are no unbarred window openings 5 ft. above the roof or parapet wall of the building in question.

b. Where the roof of the building in question has a pitch exceeding 1 ft. in 6 ft. of horizontal run.

Rule 8.3. When there is no safe egress from the roof, there shall be:

a. A single rung iron ladder; or

b. A flat tread iron or steel ladder within the stair or ramp enclosure. Such ladder shall be properly secured to top and bottom and shall lead to an easily openable scuttle not less than 2 ft. by 3 ft. in area. Such scuttle may be provided with an easily operated fastening device.

Rule 8.4. Where the stair bulkhead door or scuttle opens within 10 feet from the open edge of the roof, an iron railing properly placed at least 3 ft. high and at least 10 ft. long shall be provided at the edge of the roof.

Rule 9.0. Substandard Factory Exit.

Rule 9.1. Fire Escapes.

9.1.1. When, in addition to the required exits from any factory or factory building, there exist other means of egress which are not in accordance with the requirements of the Labor Law and these Rules, such means of egress may be retained under the following conditions:

9.1.2. Substandard fire escapes shall be maintained structurally safe, properly painted

and with openings leading thereto kept in good repair.

9.1.3. In lieu of a counterbalanced stairway, a drop ladder in guides with a backdropped gravity hook may be provided of sufficient length to reach to the ground or safe landing place with a passageway opening cut in the balcony rail and the rail shall be properly placed.

9.1.4. Where substandard fire escapes are located in the court or at the side or rear of a building, proper egress to a point of safety shall be provided, either to open adjoining yard or the lowest balcony of the fire escape may be connected to adjoining fire escape, exterior stairway, to roof of adjoining extensions or other means of egress satisfactory to the Borough Superintendent.

9.1.5. Substandard fire escapes shall be kept clear of all obstructions and shall not be used for fire drills or considered as a basis for computation of occupancy.

Rule 9.2. Stairways.

9.2.1. Interior stairways or ramps not conforming to the requirements of the Labor Law or the rules of the Board and not required for egress, may be retained, provided egress to same is maintained unobstructed, halls are properly lighted and all landings, passageways, etc. are maintained free and unobstructed.

9.2.2. Where such non-required interior stairways or ramps are unenclosed they shall, prior to July 1, 1955, be provided with an automatic counterbalanced smoke-proofed trap door actuated by fusible links or enclosed by an enclosure which shall be reasonably smoketight to the satisfaction of the Borough Superintendent.

Rule 9.3. Exterior Screened Stairways.

9.3.1. Exterior screened stairways not serving as required means of egress shall be maintained structurally safe and kept properly painted. Exits thereto and all platforms and passageways thereof shall be maintained unobstructed and egress from their termination shall be provided as required for substandard fire escapes, in accordance with Rule 9.1.4.

Rule 9.4. Horizontal Bridges.

9.4.1. Horizontal bridges and party wall balconies between buildings shall be maintained structurally safe and properly painted and access thereto and all passages leading thereto shall be maintained unobstructed.

Rule 9.5. Signs.

9.5.1. No sign of any character shall be placed at openings leading to substandard exits.

THE BUILDING LAWS AND AMENDMENTS THERETO

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

These volumes are now ON SALE at the office of the Supervisor of the City Record, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, NEW YORK 7, N. Y. The price for the complete set of four volumes is \$4 (\$4.25 by mail), single volumes each containing certain parts of the above described laws, \$1 (by mail \$1.10).

Checks for \$3 or more must be certified.

RULES

FACTORY EXIT RULES ADOPTED BY THE BOARD OF STANDARDS AND APPEALS FEBRUARY 23, 1927, AS AMENDED JANUARY 15, 1932.

(64-27-SR)

STANDARD FACTORY EXITS

Section 1—Fire Escapes.

Rule 1. In any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, more than five stories in height and not exceeding nine stories in height, nor in any case more than 90 ft. from curb level to top floor level one of the required means of exit or escape under Section 271-1 of the Labor Law may consist of an outside fire escape, provided that:

(a) Any such fire escape hereafter erected shall comply with all the provisions of Section 273, Labor Law, and in addition thereto:

(1) The balconies and stairs shall be protected on the outside by substantial railings to a height of at least 4 ft. 6 in., measured from floor of balcony or center of stair treads constructed of bars at least one-half ($\frac{1}{2}$) inch in diameter, spaced not more than six (6) inches on centers, or of substantial grille work, or of screening not less than No. 10 U. S. gauge wire with not more than one and one-half ($1\frac{1}{2}$) inch mesh, all rigidly braced;

(2) When there is safe egress from the roof of the building to any adjoining structure, the fire escape stairway shall continue to the roof, and if there be no safe means of egress, a gooseneck ladder shall be provided from the top story balcony to the roof.

(b) Any such fire escape erected prior to October 1, 1913, shall conform in every respect with the requirements of paragraph (a) of this rule, except that balconies may be not less than 3 feet in width; the connecting stairs not less than 20 inches in width, and placed at an angle not exceeding 60 degrees if the building is not over six stories in height, otherwise at an angle of 45 degrees.

Rule 2. In any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, five stories or less in height, one of the required means of exit under section 271 of the Labor Law may consist of an outside iron fire escape, provided that:

(a) Any such fire escape hereafter erected shall comply with all the provisions of Section 273, Labor Law.

(b) Existing fire escapes shall comply with all the provisions of Section 274, Labor Law and in addition thereto:

(1) The balconies shall be not less than 3 feet in width.

(2) The rails around balconies and well holes and on stairways shall be not less than 3 feet in height.

(3) Passageways on the balconies shall be not less than 14 inches in the clear.

(4) At least one opening to each balcony shall be a single fireproof casement door at least 2 feet wide and at least 6 feet in height, except that where the distance between the sill and lintel will not permit of an opening 6 feet in height, a casement door not less than 4 ft. 6 in. in height will be permitted.

Rule 3. The single fireproof casement doors leading to all fire escape balconies shall open out and shall be self-closing. An easily operated door lock with knobs on both sides of the door shall be provided.

Such fire doors may be at window sill level if fixed iron steps at least two feet wide, with risers not exceeding eight (8) inches, and treads not less than eight (8) inches are provided on the inside from floor level to sills properly secured.

Rule 4 (a). Any such fire escape erected subsequent to October 1, 1913, and prior to these rules taking effect, unless previously accepted as one of the required means

of exit or escape by the administrative official having jurisdiction, shall conform in every respect to the provisions of these rules.

(b) A fire escape shall not hereafter be accepted as constituting one of the required means of exit or escape under Section 271-1 of the Labor Law, in any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, exceeding nine stories in height, or more than 90 feet from curb level to top floor level.

Rule 5. All fire escapes shall be maintained structurally safe, properly painted, and kept clear of all obstructions.

Section 2—Enclosure of Factory Stairways.

Rule 6. Except as herein provided, in all factory buildings five stories or less in height, erected prior to October 1, 1913, in which there are more than twenty-five persons employed above the second story, all interior stairways serving as required means of exit, and the landings, platforms and passageways connected therewith, shall be enclosed on all sides by partitions of fire-resisting material extending continuously from the lowest point of the stairway in accordance with the following schedule:

Number of stories	Contents combustible, no sprinkler	Contents non-combustible, no sprinkler	Contents combustible and sprinkler	Contents non-combustible and sprinkler
Three	Stairways Enclosed			
Four	Stairways Enclosed	Stairways Enclosed		
Five	Stairways Enclosed	Stairways Enclosed	Stairways Enclosed	

The term "contents" as used above means articles, goods, wares and merchandise, packed, stored, manufactured or in the process of manufacture.

The term "combustible" as used above means articles, goods, wares or merchandise which will burn or support combustion.

The term "sprinkler" as used above means an adequate automatic sprinkler equipment installed and maintained in good working order on each floor.

The term "story" as used above means that part of a building between any floor and the floor or roof next above;—the first story is that part of a building which is more than 50 per cent above the floor level and the floor next above the curb or average grade level.

Where the stairway extends to the top floor of the building, such partitions shall extend to the under side of the roof boarding. That portion of the under side of the roof beams within the stair enclosure shall be covered with fire-resisting material, except in buildings with roofs of non-combustible material, in which case the partitions may stop at the under side of the roof.

Where the stairway is required to extend to the roof, the enclosure shall be so built as to form a bulkhead. The enclosure shall be ventilated by a skylight in the roof with louvers or ventilators, or exterior windows with ventilating sections at the top floor.

All openings in such partitions shall be provided with approved self-closing fire doors, except where such openings are in the exterior wall of the building.

The bottom of the enclosure shall be of fireproof material at least four inches thick unless the partition extends to the cellar bottom.

A horizontal exit, as defined in section 267 of the Labor Law, will be accepted as a compliance with this rule when

RULES

both sides of the fire wall or walls are occupied on any factory floor by the same occupant.

Rule 7. Where there are occupancies on any story or part of a story involving the storage or use below the top story of the following materials and exceeding the amount specified, and there are more than 5 persons employed at manufacturing above such occupancy, the interior stairway serving as required means of egress shall be enclosed on that story with fire-resisting material from floor to under side of floor above, including any exposed stair soffits, landings and passageways; openings shall be provided with approved self-closing fire doors.

Nitrocellulose in any shape or form, 10 pounds.

Volatile inflammable oils, 1 gallon.

Volatile inflammable mixtures, 5 gallons.

Combustible mixtures, 10 gallons.

Paints, varnishes and lacquers, 10 gallons.

Upholstering or mattresses, manufacturing or repairing.

Cotton, rag and paper sorting, 1 ton.

Paper box manufacturing.

Restaurants and lunch rooms with cooking (not including tea, coffee or similar beverages).

The Board shall rule upon new occupants as they arise and pass upon points under dispute.

When more than two stories are to be segregated, as above, the entire stairway shall be enclosed in fire-resisting material where there are more than 5 persons employed at manufacturing above the first story.

Rule 8. Required Exits and Enclosures of Stairways in Two-Story Factory Buildings.

1. Required Exits.—In every two-story factory building erected prior to October 1, 1913, in which more than five persons are employed at manufacturing, there shall be provided from each story at least two means of exit or escape from fire remote from each other, one of which from every floor above or below grade shall lead to or open on an interior stairway which shall be enclosed, as hereinafter provided, or on an exterior enclosed stairway. The other may lead to such a stairway, or to a horizontal or grade exit, or to an exterior screened stairway, or to a fire escape conforming to section 273, Labor Law, or rule 2 of these rules. Except that exit door shall be a fire door, with substantial steps to the sills properly secured when sill is more than 8 inches above the floor level; and where there is no safe egress from the roof, a gooseneck ladder shall be provided from top balcony to the roof, except on the front of buildings.

Unobstructed egress from the foot of the fire escape or exterior screened stairway shall be as required by section 273, Labor Law, or to open adjoining yard with egress to the street. No point on any floor of such building shall be more than one hundred and fifty (150) feet distant from such an exit.

Rule 9. Enclosure of Stairways.—In two-story buildings where there are occupancies on any story or part of a story involving the storage or use below the top story of any of the materials exceeding the amounts specified in Rule 7 and there are more than 5 persons employed at manufacturing above such occupancy, all interior stairways serving as required means of exit shall be enclosed from the lowest point of such stairway to the ceiling of the first floor by partitions of fire-resisting material, unless the building is provided with a wet sprinkler system, in which case such enclosure of stairways shall not be required. Such enclosures shall lead directly to a door opening outwardly to a street or road, or an open area affording unobstructed passage to a street or road. All openings in such enclosure shall be provided with fire doors equipped with self-closing devices.

All reference herein to "Enclosure of Stairways" shall be considered as applying only to required stairways.

Rule 10. Storage of Combustible Material Within Factory Stairway Enclosures.

In all factory buildings no articles or wares of any nature shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith.

But this shall not prohibit the erection and maintenance of a stand to be built of incombustible material and wire glass or 1/4-inch-thick plate glass for the retail sale of cigars, cigarettes and tobacco and candies in original packages or daily newspapers in the public hall or corridor on the first story of any building provided there is no open flame. All portions of the stand and any portion of any permitted accessory use to same shall be set back at least 18 inches from the outside line of travel of the required legal width of exit. Each such stand shall be provided with at least one approved 2 1/2-gallon chemical fire extinguisher.

Section 3—Safe Egress from Roofs of Factory Buildings.

Rule 11. Interior stairways serving as required means of exit in factory buildings erected after October 1, 1913, and not exceeding five stories in height, and in buildings erected before October 1, 1913, now occupied or to be occupied as a factory, shall not be required to extend to the roof where there is no safe egress from the roof, under Sections 270, 271 and 272, Labor Law.

(a) When the roofs, or the top of the parapet wall of an adjoining building are more than eight feet below or more than five feet above the top of the parapet wall of the building in question, and there is no outside party wall fire escape, party wall exterior screened stairway, party wall balconies or bridges, or where any outside exits do not connect to adjoining buildings at roof level, or where there are no unbarred window openings five feet above the roof or parapet wall of the building in question.

(b) When the roof of the building in question has a pitch exceeding one foot in six feet of horizontal run.

Rule 12 (a). When there is no safe egress from the roof, as above described, there shall be in all cases at least a double-rung ladder at the top of the interior stairway, and within the interior stairway enclosure when stairway is enclosed. Such ladder shall be at least 18 inches in width and shall be properly secured at top and bottom. The ladder shall lead to a scuttle opening not less than 2 feet by 3 feet or be of such additional area as may be required to provide ample head room. The scuttle cover shall be hinged and of light weight construction, or be counter-balanced. An easily operated hook may be provided on scuttle cover.

(b) Where the stair bulkhead door opens within 10 feet from the open edge of the roof, an iron railing properly braced at least 3 feet high and at least 10 feet long shall be provided at the edge of roof.

SUBSTANDARD FACTORY EXITS

Section 4—Fire Escapes.

Rule 13. When in addition to the required exits from any factory or factory building, there exist other means of egress which are not entirely in accordance with the requirements of the Labor Law and the Rules of the Board of Standards and Appeals, such means of egress may be retained under the following conditions:

(a) Fire escapes.—All substandard fire escapes on factory buildings shall be maintained, structurally safe, properly painted, and with the openings leading thereto, kept in good repair.

In lieu of a counter-balanced stairway, a drop ladder in guides with a back-drop gravity hook may be provided.

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RULES

The drop ladder shall be of sufficient length to reach from the lowest balcony to the ground or safe landing place with a passageway opening cut in the balcony rail, which rail shall be properly braced.

When such substandard fire escapes are located in a court, side or rear of a building, proper egress to a point of safety shall be provided, either to open adjoining yards, or the lowest balcony may be connected to an adjoining fire escape, exterior stairway, to the roof of adjoining extensions, or other means of egress satisfactory to the authorities having jurisdiction.

Substandard fire escapes shall be kept clear of all obstructions, shall not be used for fire drills, and shall not be considered as a basis for increase in occupancy.

Section 5—Stairways and Bridges.

Rule 14. Interior Stairways.—All interior stairways not conforming to the requirements of the Labor Law or rules of the Board of Standards and Appeals may be retained, provided that egress to same is maintained unob-

structed, halls are properly lighted, and all landings, passageways, etc., are maintained free and unobstructed. An easily operated panic bolt or other similar device may be installed at street exit door.

Rule 15. Exterior Screened Stairways. — Exterior screened stairways not serving as a required means of egress shall be maintained structurally safe and properly painted, exits thereto and all platforms and passageways thereof shall be maintained unobstructed and egress from termination shall be provided as required for substandard fire escapes in subdivision a.

Rule 16. Horizontal Bridges.—Horizontal bridges and party wall balconies between buildings shall be maintained structurally safe and properly painted, and access thereto and all passageways thereof shall be maintained unobstructed.

Rule 17. No sign of any character shall be placed at openings leading to these substandard exits.

NOTICE

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

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Notice of Public Hearing on Proposed Revision of the Factory Exit Rules.

Reprint of present Factory Exit Rules.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellant and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

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834-54-SA—Aetna Water Still (electric heated), Models LVE, LVEH, PVE, CPE, DHEX and THEX, manufactured by Aetna Scientific Co., Appliance.

835-54-SA—Aetna Scientific Co. Utensil Sterilizer (steam heated), Models UG, UH, UK, UGS and UGB, manufactured by Aetna Scientific Co., Appliance.

836-54-SA—Aetna Scientific Co. Instrument Sterilizer (boiling steam), Models C-20, C-22, C-24 and C-36, manufactured by Aetna Scientific Co., Appliance.

837-54-SA—Aetna Scientific Co. Water Still (gas-fired), Models LVG, LVGH, CPG, DHGH and THGH, manufactured by Aetna Scientific Co., Appliance.

838-54-SA—Aetna Scientific Co. Water Still (steam heated), Models LVS, SM, LVSH, PVS, CPS, DHSX and THSX, manufactured by Aetna Scientific Co., Appliance.

839-54-A—F.D.—48-15 32nd place, east side, 100 ft. south of 48th avenue, Block 258, Lots 20-21, Long Island City, Borough of Queens, Decision—re permit for smoking.

840-54-SM—Glenstone (applied with mortar in a manner similar to tile), manufactured by Universal Stone Corp., Material.

841-54-BZ—H.B.M.—9-21 5th avenue, east side, from East 8th to East 9th streets, 1-11 East 8th street and 2-10 East 9th street, Block 566, Lots 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 31-34 inclusive, Borough of Manhattan, Amendment to N.B. 60-53—proposed business use in residence district.

842-54-BZ—H.B.M.—20-26 Broad street, 65 Exchange place, north side, from Broad to New streets and 18-28 New street, Block 23, part of Lot 19, Borough of Manhattan, Amendment to N.B. 21-54—re loading berth.

843-54-BZ—H.B.Q.—87-87 Francis Lewis boulevard, east side, block front, from Whitehall Terrace to Hillside avenue, Block 10589, Lot 1, Hollis, Borough of Queens, N.B. 3478-54—re area excessive; curb cuts and parking of cars.

844-54-A—H.B.Q.—87-87 Francis Lewis boulevard, east side, block front from Whitehall terrace to Hillside avenue,

Block 10589, Lot 1, Hollis, Borough of Queens, N.B. 3478-54—re area of building.

845-54-SM—Wallrite Gypsum Wallboard (interior wallboard), manufactured by The Ruberoid Co., Material.

846-54-SM—Ruberoid Cement Fibred Wallboard, manufactured by The Ruberoid Co., Material.

847-54-SM—Chem Stress (masonry construction of load bearing and non-load bearing walls), manufactured by Plasticrete Corp., Material.

848-54-SA—Ellison Door Check, manufactured by Ellison Bronze Co., Appliance.

849-54-BZ—H.B.Q.—77-02 Rockaway Beach boulevard, northwest corner of Beach 77th street, Block 549, Lot 30, Arverne, Borough of Queens, Alt. 2371-54—re change in use to garage, auto showroom and repair shop, etc.

850-54-A—H.B.Q.—77-02 Rockaway Beach boulevard, northwest corner of Beach 77th street, Block 549, Lot 30, Arverne, Borough of Queens, under section 35, General Law re premises in bed of proposed widening of Rockaway Beach boulevard, Alt. 2371-54.

851-54-BZ—H.B.B.—434 86th street, south side, 237 ft. 13/8 in. east of 4th avenue, Block 6045, Lot 19, Borough of Brooklyn, Alt. 3948-54—re area excessive and rear yard.

852-54-BZ—H.B.Bx.—1264 Zerega avenue, east side, from Newbold avenue to Waterbury avenue, 2401 Newbold avenue and 2400 Waterbury avenue, Block 3843, Lot 1, Borough of The Bronx, N.B. 1242-54—re athletic field.

853-54-BZ—H.B.B.—3027-3037 Atlantic avenue, northwest corner of Essex street, Block 3956, Lots 21, 23 and 24, Borough of Brooklyn, Alt. 2699-54—re change in use from public garage, etc. to storage of baled paper, etc.

854-54-A—H.B.B.—1721 Avenue J, northwest corner of East 18th street, Block 6710, Lot 1, Borough of Brooklyn, Alt. 3095-54—re synagogue—frame building.

Restored to Docket

382-43-A—Vol. V—H.B.B.—150 Ocean parkway, west side, 395 ft. south of Caton avenue, Block 5328, Lot 30, Borough of Brooklyn, Alt. 3377-54.

262-36-A—Vol. III—H.B.Q.—154-34 Riverside drive, south side, 60 ft. east of Riverside drive, 3rd floor, Block 4543, Lots 7 and 5, Beechhurst, Borough of Queens, Alt. 2331-54.

742-52-BZ—Vol. II—144-146 West 90th street, south side, 150 ft. east of Amsterdam avenue, Block 1220, Lot 47, Borough of Manhattan, Alt. 1338-54.

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DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Blended Cements, Rules for Testing and Use of	Nov. 10, 1953—Vol. 38, No. 45
Carbon Dioxide Liquefier, Rules ...	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	July 31, 1951—Vol. 36, No. 31A
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire resistive, Flameproof Materials, etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, etc.	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	Oct. 19, 1954.
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems ...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 25, 1954.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) Apr.	Apr. 15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for ...	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June 14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting ...	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

NOVEMBER 16, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 16, 1954, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

400-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Rilous, owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district for a term of twenty years the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh

place, Block 6625, Lot 60 and Block 6625, Lot 50, Flushing, Borough of Queens.

Laid over from July 13, 1954, to November 16, 1954, for possible withdrawal in event premises is acquired for park purposes.

401-46-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Bilous, owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—re Appeal filed pursuant to section 35, General City Law re premises in bed of mapped street—75th road (previously withdrawn).

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6626, Lot 50, Flushing, Borough of Queens.

757-53-BZ

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five cars on first and second floors, to office, storage of paper stock and twine on first floor, and manufacture of paper boxes and storage of paper stock on second floor.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

Laid over from June 8, 1954, to September 14, 1954, at request of applicant. Applicant to notify property owners in affected area by registered mail within two weeks of adjourned date; then to November 16, 1954, at request of the applicant; notices to be sent by registered mail to affected owners within two weeks of date of hearing set for November 16, 1954 at 10 A. M.

758-53-A

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Concord Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

737-38-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Bridge Motors, Inc., owner (Joseph Liss, lessee).

SUBJECT—Application reopened June 15, 1954 as Vol. III —re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years the maintenance of existing parking and storage of more than five motor vehicles, and to permit the erection and maintenance of a gasoline service station and office.

PREMISES AFFECTED—1171-1185 River avenue, west side, 100 ft. south of East 167th street, Block 2496, Lot 64, Borough of The Bronx.

Laid over from October 13, 1954, to November 16, 1954, for inspection by a committee of Board, additional information from applicant and for decision without further argument; hearing closed.

117-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Matteo Guerino, owner.

SUBJECT—Application February 17, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, storage and sale of acces-

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sories and office; and to permit the parking and storage of more than five motor vehicles with a show window nearer the residence use district than is permitted.

PREMISES AFFECTED—394-404 Avenue U and 2133-2143 East 2nd street, southeast corner, Block 7129, Lot 1, Borough of Brooklyn.

Laid over from October 19, 1954, to November 16, 1954, for inspection and decision without further argument; hearing closed.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district portion of a lot located in a residence and unrestricted use, A area district the erection and maintenance of an additional building, using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision without further argument; hearing closed; then to September 14, 1954, for further consideration by the Board and decision; hearing previously closed; then to October 5, 1954, at request of the Board, for further consideration and inspection; then to October 26, 1954, for inspection; objectors may file additional objections and applicant to file revised plans; then to November 16, 1954, at request of the applicant, for applicant to file new proposal and for further objections to be filed.

288-54-BZ

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

SUBJECT—Application April 7, 1954—(decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit in an unrestricted use, B area and 1½ times height district the erection and maintenance of a structure in excess of height permitted and without the required loading berths.

PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

Laid over from July 20, 1954, to July 27, 1954, for further consideration and decision; hearing closed; then to October 5, 1954, at request of applicant for the purpose of furnishing revised plans in connection with this application and Cal. 289-54-A, and to obtain any additional objections that may be necessary; then to October 13, 1954, for applicant to consult with owner and report to the Board as to certain changes in plans as to insulation and combustion; then to November 3, 1954, at request of the applicant, then to November 16, 1954, at request of the applicant; no further requests for adjournment.

289-54-A

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

SUBJECT—Application April 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

823-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Flygo Holding Corp., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs and office, and to permit the parking

and storage of more than five motor vehicles; with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—436-438 Kings highway, south side, from Lake street to Van Sicklen street; 2-10 Lake street and 1-11 Van Sicklen street, Block 6679, Lots 1 and 8, Borough of Brooklyn.

Laid over from October 5, 1954, to October 26, 1954, at request of objector's representative; no further adjournment; then to November 9, 1954, for decision by the Board; no further argument; hearing closed; then to November 16, 1954, for decision; hearing previously closed; no further argument.

251-54-BZ

APPLICANT—John F. Fitzsimons, for William H. Mosebach and Mildred Mosebach, owners.

SUBJECT—Application April 9, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district, the change of occupancy from one family dwelling to two family dwelling.

PREMISES AFFECTED—23-31 Nellis street, northeast side, 96.98 ft. northwest of Williamson avenue, Block 12713, Lot 11, Springfield Gardens, Borough of Queens.

Laid over from September 28, 1954, to October 26, 1954, for inspection and decision without further argument; applicant to furnish Board with a title search giving the date of taking title by the present owner; then to November 3, 1954, for further consideration and for applicant to have contractor present at the hearing; then to November 9, 1954, for further hearing; to permit salesman of owning corporation to be present; then to November 16, 1954, for consideration and decision by the Board; no further argument; hearing closed.

588-41-BZ

APPLICANT—Seymour Okonowitz, lessee for Donald Associates, owner.

SUBJECT—Application reopened October 13, 1954, re extension of term of variance—re (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—201-217 Beach 29th street, 202-214 Beach 30th street and north side of Seagirt avenue, from Beach 29th to Beach 30th streets, Block 287, Lot 20, Edgemere, Borough of Queens.

1674-21-BZ—Vol. II

APPLICANT—Herman Kron, for Plancher Corp., owner.

SUBJECT—Application reopened May 4, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit the removal of partition dividing the residence use district from the business use district on the second floor, to be used as an extension to existing public assembly (catering) use.

PREMISES AFFECTED—151 East Burnside avenue and 2052-2062 Creston avenue, northeast corner, Block 3160, Lot 1, Borough of The Bronx.

647-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Maria Suarez, owner (Angels Auto Sales, lessee).

SUBJECT—Application reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a business use district for a term of fifteen years the maintenance of existing class 5 structure (quonset hut) for car washing, simonizing and motor vehicle repair shop in conjunction with existing office and storage, sales and display of cars.

PREMISES AFFECTED—535-549 Remsen avenue, east side, 100 ft. north of Church avenue, Block 4687, Lot 12, Borough of Brooklyn.

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908-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Merrick Westbury Corp., owner.

SUBJECT—Application December 30, 1952—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles on unbuilt upon portion of lot; for a term of fifteen years.

PREMISES AFFECTED—203-20 Rocky Hill road and 47-52 to 47-58 204th street, southwest corner and 203-17 to 203-27 48th avenue, Block 7355, Lot 61, Bayside, Borough of Queens.

62-53-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for LaGuardia Hotel Inc., owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E area district the off street parking of motor vehicles within the required open spaces and required set back; and to permit the erection of electric signs on building and also on the roof.

PREMISES AFFECTED—99-01 to 99-19 Ditmars boulevard, north side, from 22nd avenue to 22nd road; 99-02 to 99-12 22nd avenue and 100-01 to 100-17 22nd road, Block 1634, Lot 101, East Elmhurst, Borough of Queens.

116-54-BZ

APPLICANT—Ingram S. Carner, for Eswin Construction Corp., owner.

SUBJECT—Application February 17, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—231-13 to 231-21 Linden boulevard and 116-64 to 116-72 232nd street, northwest corner, Block 11332, Lot 1, Springfield, Borough of Queens.

200-54-BZ

APPLICANT—Leonard F. Rothkrug, for John Scala, owner.

SUBJECT—Application March 16, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of non-commercial motor vehicles.

PREMISES AFFECTED—528-532 4th street, south side, 117 ft. 10 in. east of 8th avenue, Block 1083, Lots 11, 12 and 13, Borough of Brooklyn.

222-54-BZ

APPLICANT—Max Horn, for 95-26 Sutphin Boulevard Corp., owner.

SUBJECT—Application March 31, 1954—(decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles of patrons and employees of adjoining building, loading and unloading, with a business entrance (curb cut).

PREMISES AFFECTED—95-25 Waltham street, east side, 150 ft. north of 97th avenue, Block 10026, Lots 35, 37 and 38, Jamaica, Borough of Queens.

456-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel and Stanley W. Berman, owners.

SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district for

a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—7602-7624 Flatlands avenue, south side, from East 76th to East 77th streets, 901-911 East 76th street and 902-910 East 77th street, Block 8013, Lots 1, 4, 5, 6 and 8, Borough of Brooklyn.

663-54-BZ

APPLICANT—Samuel Rosenblum, for Marchant Estates, Inc., owner.

SUBJECT—Application September 9, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station, to include lubritorium, washing of cars, storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—24-34 Lafayette street and 530-532 Pearl street, northwest corner and 41 Elk street, Block 168, Lot 12, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 16, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 16, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

778-53-A

APPLICANT—John T. Kelleher, borough superintendent, Borough of Queens.

OWNERS OF PREMISES—Herman Haken and H. L. Kreuscher.

SUBJECT—Application October 30, 1953—Revocation of Certificate of Occupancy #Q91444 issued 9/14/53.

PREMISES AFFECTED—106-01 Merrick boulevard, southeast corner of 106th avenue, Block 10237, Lot 5, Jamaica, Borough of Queens.

566-53-A

APPLICANT—Henry George Greene, for Clintonic Beverage Co., owner.

SUBJECT—Application July 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-51 Suffolk street, west side, 100 ft. north of Grand street, Block 351, Lot 51, Borough of Manhattan.

879-53-A

APPLICANT—Harry L. Alper, for Marian R. Feist, and Harold A. Rouse, owners (Third-Mile Shoe Co., Inc., lessee).

SUBJECT—Application December 10, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1536 Third avenue, west side, 72 ft. 8½ in. north of East 86th street, Block 1515, Lot 36, Borough of Manhattan.

105-53-A

APPLICANT—Hellenic Orthodox Community Saint Barbara, Adjoining owner.

OWNER OF RECORD—Kamgo Service Station Inc.

SUBJECT—Application February 9, 1953—Appeal from a decision of the borough superintendent re Revocation of Certificate of Occupancy, 30392/52 and Approval of N.B. App. 62-52.

PREMISES AFFECTED—26 Forsyth street, east side, 101 ft. 6 in. north of Division street, Block 292, Lot 7, Borough of Manhattan.

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486-54-A

APPLICANT—Fred Leef, Isadore Silverman and Samuel Feldman, d/b/a Silverleaf Realty Corp., owner (Fred-Chaite Studios Inc., lessee).

SUBJECT—Application June 16, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35 West 56th street, north side, 369 ft. east of 6th avenue (Avenue of the Americas), Block 1272, Lot 16, Borough of Manhattan.

40-54-A

APPLICANT—Ralph E. Stork, for Dairymen's League Co-op. Association, Inc., owner.

SUBJECT—Application January 19, 1954—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—513-523 West 24th street, north side, 455 ft. east of 11th avenue, Block 696, Lot 20, Borough of Manhattan.

360-53-A

APPLICANT—L. Brodsky and Sons, for Lemarsel Realty Corp., owner.

SUBJECT—Application May 1, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—8 Greene street, east side, 101 ft. 1¾ in. north of Canal street, Block 230, Lot 12, Borough of Manhattan.

138-54-A

APPLICANT—Aaron Gelman, for Lester T. Doyle (trustee).

SUBJECT—Application February 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1100-1104 East 177th street, southeast corner of Devoe avenue, Block 3904, Lot 1, Borough of The Bronx.

799-53-A

APPLICANT—Leonard F. Rothkrug, for Congregation Ahavath Israel and Talmud Torah, of East Midwood, Inc., owner.

SUBJECT—Application November 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1122 East 29th street, west side, 140 ft. south of Avenue K, Block 7628, Lot 53, Borough of Brooklyn.

569-54-A

APPLICANT—Cole and Liebmann, for Augusta Realty Co., Inc., owner.

SUBJECT—Application July 8, 1954—filed pursuant to sec. 310 of the variation of sec. 172, subdivision 1 of the M.D.L. re minimum dimensions of yard.

PREMISES AFFECTED—2009 Lexington avenue, east side, 14 ft. 6 in. north of East 122nd street, Block 1771, Lot 21½, Borough of Manhattan.

570-54-A

APPLICANT—Cole and Liebmann, for 2015 Lexington Avenue Realty Corp., owner.

SUBJECT—Application July 8, 1954—filed pursuant to sec. 310 of the M.D.L. for variation of Sec. 172, subdivision 1 of the M.D.L. re required yard area.

PREMISES AFFECTED—2015 Lexington avenue, east side, 58 ft. north of East 122nd street, Block 1771, Lot 20½, Borough of Manhattan.

571-54-A

APPLICANT—Cole and Liebmann, for Augusta Redman, owner.

SUBJECT—Application July 8, 1954—filed pursuant to section 310 of the M.D.L. for variation of section 172, subdivision 1 of the M.D.L. re required yard area.

PREMISES AFFECTED—2017 Lexington avenue, east side, 72 ft. 6 in. north of East 122nd street, Block 1771, Lot 20¾, Borough of Manhattan.

531-54-A

APPLICANT—Abraham Grossman, for Adelan Realty Corp., owner (Lillian Gottesman and Gertrude E. Alpern, lessees).

SUBJECT—Application June 25, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—103-105 Norfolk street, west side, 100 ft. north of Delancey street, Block 353, Lots 35 and 36, Borough of Manhattan.

772-54-A

APPLICANT—Phelps Dodge Refining Corporation, owner.

SUBJECT—Application filed October 16, 1954 pursuant to section 35 of the General City Law for approval of the issuance of a permit for the erection of an extension of an existing building in the beds of mapped streets (45th and 46th streets)—decision of the Commissioner of Marine and Aviation.

PREMISES AFFECTED—Foot of 43rd place, southeast side, 350 ft. north of Newtown Creek, Block 2529, Lot 1, Laurel Hill, Borough of Queens.

453-54-A

APPLICANT—A. L. Seiden, for American Friends of Hebrew University, Inc., owner.

SUBJECT—Application June 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9 East 89th street, north side, 204 ft. 11 in. east of 5th avenue, 5th floor, Block 1501, Lot 9, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 23, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 23, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

232-54-BZ

APPLICANT—Gustave Goldman, for Nathan A. Goldstein, owner.

SUBJECT—Application April 6, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of five years the use of premises for doctor's offices in cellar in addition to existing doctor's office and dwelling on first floor.

PREMISES AFFECTED—71-18 Main street, northwest corner of 71st road, Block 6619, Lot 32, Flushing, Borough of Queens.

Laid over from October 19, 1954, to November 23, 1954, for inspection and decision; hearing closed.

247-54-BZ

APPLICANT—Lama, Proskauer and Prober, and Irwin Pakula, for Morio and Susie Marani, owners.

SUBJECT—Application March 24, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in the local retail use district portion of a plot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles in residence use portion all, for a term of fifteen years.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner, Block 6823, Lot 1, Jamaica, Borough of Queens.

Laid over from October 19, 1954, to November 23, 1954, for inspection and decision; hearing closed.

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248-54-A

APPLICANT—Lama, Proskauer and Prober and Irwin Pakula, for Mario and Susie Marani, owners.

SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent—filed pursuant to section 35, General City Law, re premises located in the beds of mapped streets—proposed widening of Parsons boulevard and 75th avenue.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner, Block 6823, Lot 1, Jamaica, Borough of Queens.

364-54-BZ

APPLICANT—Patrick D. Concagh for Donato Diovio Salvo, owner.

SUBJECT—Application May 7, 1954—(decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence and local retail use district the parking and storage of motor vehicles.

PREMISES AFFECTED—1194-1204 Ogden avenue, east side, 285.04 ft. north of West 167th street and 1199-1203 Nelson avenue, Block 2516, Lots 13, 14 and 48, Borough of The Bronx.

Laid over from October 19, 1954, to November 23, 1954, for inspection and decision; hearing closed.

423-54-BZ

APPLICANT—Paul Friedman, for Peter and Rachel Federico, owners.

SUBJECT—Application June 2, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

Laid over from October 19, 1954, to November 23, 1954, for inspection and decision; hearing closed.

172-54-BZ

APPLICANT—Kenneth W. Milnes, for Thomas M. Crowe, owner.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a retail use district, the reconstruction of existing gasoline service station to include, gasoline service station, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—2000 Victory boulevard, southwest corner of Perry avenue, Block 723, Lot 9, West Brighton, Borough of Richmond.

Laid over from September 28, 1954, to October 26, 1954, for applicant to file an administrative appeal in connection with the widening of Victory boulevard and to revise his plans as to location of accessory building.

Laid over from October 26, 1954, to November 23, 1954, for hearing with Cal. No. 796-54-A.

796-54-A

APPLICANT—Kenneth W. Milnes, for Thomas M. Crowe, owner.

SUBJECT—Application October 13, 1954—filed pursuant to section 35, General City Law re premises partly in bed of proposed widening of Victory boulevard.

PREMISES AFFECTED—2000 Victory boulevard, southwest corner of Perry avenue, Block 723, Lot 9, West Brighton, Borough of Richmond.

281-54-BZ

APPLICANT—Paul Friedman, for Alice Price, owner.

SUBJECT—Application April 19, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and

maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—166-11 Northern boulevard, northwest corner of 167th street, Block 5341, Lot 1, Flushing, Borough of Queens.

Laid over from September 28, 1954, to October 26, 1954, for further hearing and for the applicant to send out notices according to the Board's rules by registered mail prior to the above additional hearing date; then to November 23, 1954, for inspection and decision without further argument; hearing closed.

351-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Trisolini, owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1275-1283 Gun Hill road, north side, from Bouck to Wilson avenues, 3201-3211 Wilson avenue and 3250-3256 Bouck avenue, Block 4734, Lot 92, Borough of The Bronx.

Laid over from October 5, 1954, to October 26, 1954, at request of objectors; no further request for adjournments; then to November 23, 1954, for inspection and decision without further argument; hearing closed.

632-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Irving Rubber and Metal Co., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a structure using more than the area permitted, and to be used for office, loading space, junk shop for sorting, packing and baling of scrap metal and rubber (no paper or rags), with an entrance to off street loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—9517-9529 Ditmas avenue and 736-746 East 96th street, northwest corner, Block 8113, Lot 1, Borough of Brooklyn.

Laid over from October 13, 1954, to October 26, 1954, at request of the applicant; then to November 23, 1954, at the request of the applicant; owner may decide to acquire other property and withdraw the application.

627-39-BZ—Vol. III

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application reopened July 20, 1954, as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and rearrangement of existing gasoline service station, lubritorium, storage and sale of accessories and office; and the parking and storage of more than five motor vehicles; and to include the wholesale sale of kerosene, car washing (non-automatic), motor vehicle repairs and the parking of cars waiting to be serviced.

PREMISES AFFECTED—2642-2666 Fulton street, south side, from Pennsylvania avenue to New Jersey avenue, Block 3670, Lot 18, Borough of Brooklyn.

Laid over from October 26, 1954, to November 23, 1954, for inspection and decision by the Board without further argument. Hearing closed.

478-53-BZ

APPLICANT—Joseph Amaru, for James Muro and Edward Muro, owners.

CALENDAR

SUBJECT—Application June 18, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district the maintenance of motor vehicle repair shop (including body and fender work), to existing gasoline service station, non storage garage for more than five motor vehicles, lubritorium, and car washing.

PREMISES AFFECTED—46-01 108th street, southeast corner of 46th avenue, Block 2002, lot 1, Corona, Borough of Queens.

Laid over from October 26, 1954, to November 23, 1954 for inspection and decision by the Board without further argument. Hearing closed.

425-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Nat Peterson and Herbert H. Pensig, owners.

SUBJECT—Application May 27, 1954—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, store and office; and to permit the parking and storage of motor vehicles with curb nearer the residence use district than is permitted; for a term of fifteen years.

PREMISES AFFECTED—137-21 to 137-39 Cross Bay boulevard, east side, 109.54 ft. north of 149th avenue. Block 11529, Lot 40, Ozone Park, Borough of Queens.

Laid over from October 26, 1954, to November 23, 1954, for inspection and decision without further argument; hearing closed.

431-54-BZ

APPLICANT—Robert Gottlieb, for Ralph Cioffi, owner.
SUBJECT—Application June 2, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the erection and maintenance of an automobile auto laundry, conducted as the principal business of establishment, for a term of ten years.

PREMISES AFFECTED—2615 Ponton avenue, north side, 100 east of Williamsbridge road and 2616 Roberts avenue, Block 4073, Lot 40, Borough of The Bronx.

Laid over from October 26, 1954, to November 23, 1954, for inspection and decision without further argument; hearing closed.

452-54-BZ

APPLICANT—Henry G. Harris, for Louis Liebler, owner.
SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—239 Stanton street, southwest corner of Willett street, Block 339, Lot 22, Borough of Manhattan.

Laid over from October 26, 1954, to November 23, 1954, for inspection and decision without further argument; hearing closed.

529-54-BZ

APPLICANT—Max Wechsler, for Self-Service Super Market, Inc., owner.

SUBJECT—Application June 17, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the use of second story for offices and meeting room, with two exits from the second floor to street through the residence use portion of lot.

PREMISES AFFECTED—1370-1380 Jerome avenue, northeast corner of Elliot place, Block 2842, Lot 1, Borough of The Bronx.

Laid over from October 26, 1954 to November 23, 1954, for inspection and consideration by the Board.

152-54-BZ

APPLICANT—Robert Gottlieb, for Carl Rubman, owner.

SUBJECT—Application March 5, 1954—(decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a retail use district for a term of ten years manufacturing that is not incidental to the conduct of a retail business conducted on premises.

PREMISES AFFECTED—721 Burke avenue, northeast corner of Cruger avenue, Block 4597, Lots 5 and 9, Borough of The Bronx.

Laid over from November 3, 1954, to November 9, 1954, at request of objector's representative; no further requests for adjournment; then to November 23, 1954, for inspection and decision; hearing closed.

153-54-A

APPLICANT—Robert Gottlieb, for Carl Rubman, owner.

SUBJECT—Application March 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—721 Burke avenue, northeast corner of Cruger avenue, Block 4597, Lots 5 and 9, Borough of The Bronx.

191-54-BZ

APPLICANT—Charles Abrahams, for Industrial Iron and Steel Products Co., owner.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent), under section 21 of the zoning resolution, to permit in an unrestricted use, C area district the extension to existing building using more than the area permitted.

PREMISES AFFECTED—211-217 Banker street, east side, 145 ft. south of Meserole avenue, Block 2616, Lot 56, Borough of Brooklyn.

Laid over from November 3, 1954, to November 9, 1954, for consideration and decision by the Board without further argument; hearing closed; then to November 23, 1954, for inspection and decision without further argument.

192-54-A

APPLICANT—Charles Abrahams, for Industrial Iron and Steel Products Co., owner.

SUBJECT—Application March 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—211-217 Banker street, east side, 145 ft. south of Meserole avenue, Block 2616, Lot 56, Borough of Brooklyn.

557-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Ignazia Galati, owner.

SUBJECT—Application reopened October 19, 1954 re extension of term of variance—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, permitting in a business use district, the maintenance of premises as a garage for more than five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—34-29 to 34-31 31st street, east side, 265.24 ft. north of 35th avenue, Block 608, Lots 16 and 17, Long Island City, Borough of Queens.

163-49-BZ

APPLICANT—Burke, Green and Groh, for Meyer Gladstone and Robert W. Dasey, owners.

SUBJECT—Application reopened October 19, 1954, re extension of term of variance—re (decision of the borough superintendent) under section 7h of the zoning resolution, permitting in a residence use district, the parking of more than five motor vehicles (no fee to be charged) for customers and employees of adjacent stores.

PREMISES AFFECTED—61-12 to 61-22 186th street, west side, 100 ft. south of Horace Harding boulevard, Block 7074, Lot 11, Flushing, Borough of Queens.

CALENDAR

837-47-BZ—Vol. II

APPLICANT—A. George Redgate, owner.

SUBJECT—Application reopened October 13, 1954, re extension of time to complete—re (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the change in occupancy from private gasoline station, to 3 two-car garages, machine shop, motor vehicle repair shop, carburetor and ignition work, lubritorium, auto laundry and office.

PREMISES AFFECTED—1204-1206 Rogers avenue, west side, 75 ft. 10½ in. south of Avenue D, Block 5213, Lot 13, Borough of Brooklyn.

81-35-BZ—Vol. III

APPLICANT—Larry Meltzer, for William Gold, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district, the change in occupancy from auto showroom and store, shop for new auto accessories, locks, windshield wipers, glazing, speedometers, upholstering and auto heater service station, and the parking and storage of more than five motor vehicles and sale and display of new and used cars—to auto showroom, auto parts, motor vehicle repair shop, and to permit the extension into residence use district of sale and display of new and used cars, and the parking and storage of motor vehicles.

PREMISES AFFECTED—2027-2035 Flatbush avenue and 1-11 Baughman place, northeast corner, Block 7867, Lot 1, Borough of Brooklyn.

1011-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Lippman, Samuel Dorman and Florence Saunders, owners.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a restricted retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1702-1718 Bruckner boulevard and 975-979 Noble avenue, southwest corner and 960-970 Soundview avenue, Block 3661, Lot 58, Borough of the Bronx.

362-46-BZ—Vol. II

APPLICANT—Arthur Levine, for Irving Goldberg, owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the use of more than the permitted percentage of floor space for manufacturing purposes.

PREMISES AFFECTED—725 Union street, north side, 69 ft. west of 5th avenue, Block 952, Lot 43, Borough of Brooklyn.

239-54-A

APPLICANT—Arthur Levine, for Irving Goldberg, owner.

SUBJECT—Application March 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—725 Union street, north side, 69 ft. west of 5th avenue, Block 952, Lot 43, Borough of Brooklyn.

448-46-BZ—Vol. III

APPLICANT—Jacob Lubroth and Son, for Edward and Arthur Senft, owner.

SUBJECT—Application reopened June 22, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of ten years in a residence use district the change in occupancy from garage for more than five motor vehicles to factory for light manufacturing in basement and first floor.

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

909-52-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application December 31, 1952—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—198-30 Jamaica avenue and 94-04 199th street, southwest corner, Block 10829, Lot 56, Hollis, Borough of Queens.

81-54-BZ

APPLICANT—Herman Kron, for Robert E. Watson, owner.

SUBJECT—Application February 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of a lot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office and an automobile show-room; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—32-10 to 32-18 Francis Lewis boulevard, southwest corner of 32nd avenue, Block 4940, Lot 1, Flushing, Borough of Queens.

426-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Anna Klein, owner.

SUBJECT—Application May 27, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—78-01 to 78-19 Linden boulevard, north side, from 79th to Sapphire street; 135-33 to 135-39 Sapphire street and 135-32 to 135-40 79th street, Block 11376, Lot 23, Ozone Park, Borough of Queens.

445-54-BZ

APPLICANT—Lama, Proskauer and Prober, for James Perretta, owner.

SUBJECT—Application June 2, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—1726-1748 McDonald avenue, west side, 180 ft. south of Avenue O, Block 6607, Lots 16, 20, 22 and 24, Borough of Brooklyn.

496-54-BZ

APPLICANT—Kitzler and Nurick, for R. and R. Holding Corp., owner.

SUBJECT—Application June 14, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the extension to existing building on first floor, using more than the area permitted.

PREMISES AFFECTED—1959 Flatbush avenue, east side, 20 ft. north of Lott place, Block 7820, Lot 48, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

NOVEMBER 23, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, November 23, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

384-54-SA

APPLICANT—Economics Laboratory, Inc., owner.
SUBJECT—Application May 10, 1954—El Rinse Injector, Model RP-3 (dishwashing machines), approval of.

476-54-SA

APPLICANT—Automatic Sprinkler Corporation of America, owner. (A. E. Johnson, Agent.)
SUBJECT—Application June 4, 1954—Automatic Pendent Spray Sprinkler, Model 38-700, approval of.

477-54-SA

APPLICANT—Automatic Sprinkler Corporation of America, owner.
SUBJECT—Application June 4, 1954—Automatic Upright Spray Sprinkler, Model 38-600, approval of.

105-54-SA

APPLICANT—Seaberg Elevator Company, Inc., and Armor Elevator Company, Inc., owners.
SUBJECT—Application February 5, 1954—Seaberg Elevator Company, Inc., and Armor Elevator Company, Inc., Oil Buffer (for elevator car and counterweight), Types A and S, approval of.

335-53-SA

APPLICANT—Surface Combustion Corporation, owner.
SUBJECT—Application April 29, 1953—Janitrol Gas-fired Duct Furnace, Models 85, 94, 100, 125, 175, 225 and 450, approval of.

381-54-SA

APPLICANT—The National Radiator Company, owner.
SUBJECT—Application May 4, 1954—National Packet Gas-fired Boiler, Model GK-16-W, approval of.

535-54-SM

APPLICANT—Wissahickon Plush Mills, Inc., owner. (Frankel Associates, Inc., Agent.)
SUBJECT—Application June 14, 1954—Boucle Velvet (drapery material), approval of.

385-54-SM

APPLICANT—Treesdale Laboratories and Textile Processing Company, owner. (Leo Baron and E. Gottlieb and Associates, agents.)
SUBJECT—Application May 11, 1954—Permaproof S.D., (flameproofing compound), approval of.

391-53-SM

APPLICANT—B. F. Goodrich Co., Plastics Products Division, owner.
SUBJECT—Application May 15, 1953—Koroseal (vinyl plastic coated fabric for folding doors), approval of.

188-54-SM

APPLICANT—Bolta Corporation, owner.
SUBJECT—Application March 11, 1954—Bolta-Wall (wall covering), approval of.

298-53-SA

APPLICANT—Avco Manufacturing Corporation, Bendix Home Appliances Division, owner. (Bruno-New York, Inc., agent.)
SUBJECT—Application April 15, 1953—Bendix Automatic Dryer, Models DCF-N, and M; DDF-N and M (standing pilot) DCF-NS and MS and DDF-NS and MS (automatic ignition), approval of.

301-53-SA

APPLICANT—Avco Manufacturing Corporation, Bendix Home Appliances Division, owner. (Bruno-New York, Inc., agent.)
SUBJECT—Application April 15, 1953—Bendix Economat Washer, Models WCH and WDH, Bendix Dialomatic Washer, Models WCN and WDN, approval of.

59-49-SA

APPLICANT—Watts Regulator Company, owner.
SUBJECT—Application reopened June 2, 1954 and amend as to additional model of vacuum breaker—re Watts Vacuum Breaker No. 188, ¼ in., ⅜ in., ½ in., ¾ in., and 1 in., previously approved.

746-38-SA

APPLICANT—John Wood Company, Bennett Pump Division, owner-manufacturer.
SUBJECT—Application reopened September 21, 1954 and amend to include additional models of dispensing pumps—re Bennett Pumps for Motor Ruels, previously approved.

787-51-SA

APPLICANT—Sterling Heat Specialties, Inc., owner-manufacturer.
SUBJECT—Application reopened September 21, 1954—re Economy Suspended Gas Fired Unit Heater and Feeders Series 18 Gas Fired Unit Heaters; previously approved re Sterling Suspended Gas-fired Unit Heater, Models 55S, 90S, 120S, 160S and 200S.

354-54-A

APPLICANT—Long Island Lighting Co., owner.
SUBJECT—Application April 30, 1954—Application for recommendation filed pursuant to Appeal from a decision of the Commissioner of Marine and Aviation amended August 4, 1954 to include an appeal from a decision of the Fire Commissioner.

PREMISES AFFECTED—Northerly extension of Beach 28th street and Dickens avenue, along Mott Basin (Block 171, Lots 5, 9, 18, 21, 25, 27, 28, 29, 32, 33, 34, 35, 36, 38, 50, 61, 66, 70, 72 and 74; Block 170, Lots 1, 7, 50, 59, 64; Block 172, Lots 25, 29, 33, 37, 41, 51, 55, 59, 63, 67, Block 173, Lots 1, 6, 11; Block 174, Lots 1, 10, 15, 30, 35, 40 and Block 176, Lot 1), Far Rockaway, Borough of Queens.

39-54-A

APPLICANT—Leonard F. Rothkrug, for Riccardo Verdini, owner.
SUBJECT—Application January 22, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—81-10 102nd avenue, south side, 82.90 ft. east of 81st street, Block 9052, Lot 13, St. Albans, Borough of Queens.

101-54-A

APPLICANT—Maurice Intrator, for Stanley Pulak, owner.
SUBJECT—Application February 11, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—106-19 Sutphin boulevard, east side, 40 ft. north of South road, Block 10060, Lot 28, Jamaica, Borough of Queens.

174-54-A

APPLICANT—Lama, Proskauer and Prober, for 351 Jay Realty Corp., owner.
SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—351 Jay street, east side, 150 ft. south of Myrtle avenue, Block 147, Lot 9, Borough of Brooklyn.

488-54-A

APPLICANT—J. M. Nicholson, for the Long Island Railroad Co. (William Wyer, trustee), owner.
SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

CALENDAR

PREMISES AFFECTED—91-53 121st street, northeast corner of Atlantic avenue, Block 9375, Lot 58, Morris Park Shops, Richmond Hill, Borough of Queens.

706-54-A

APPLICANT—Gabriel Nathan, for Samuel Gast, owner (Beach 98th and Boardwalk Corp., lessee).

SUBJECT—Application August 30, 1954—Application filed pursuant to Section 35, of the General City Law re extension of building in bed of mapped street—proposed widening of Rockaway Beach boulevard.

PREMISES AFFECTED—98-01 to 98-09 Rockaway Beach boulevard and 185-197 Beach 98th street, southwest corner, Block 637, Lot 39, Rockaway Beach, Borough of Queens.

516-54-A

APPLICANT—Charles N. Whinston, for Murlo Realty Corp., owner.

SUBJECT—Application June 21, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—605-609 West 112th street, north side, 100 ft. west of Broadway, Block 1895, Lots 8-12, Borough of Manhattan.

771-53-A—Vol. II

APPLICANT—Robert Gottlieb, for Jane G. Schultz, owner (The Greneker Corp., lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—120 Bruckner boulevard, southwest corner of Brook avenue, 5th floor, Block 2277, Lot 10, Borough of The Bronx.

175-54-A

APPLICANT—Patrick D. Concagh, for 18 East 41st Street Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—18-20 East 41st street, south side, 248 ft. 4½ in. east of 5th avenue, Block 1275, Lot 61, Borough of Manhattan.

215-54-A

APPLICANT—James E. McKillop, for Martin Leader, owner.

SUBJECT—Application March 26, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—401 Avenue F, northeast corner of East 4th street, Block 5398, part of Lot 51 and Lot 51, Borough of Brooklyn.

485-54-A

APPLICANT—Ervin Palmer, for Sam and Anna Kane and Natalie Fisher, owners.

SUBJECT—Application June 15, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 216, subdivision 4b of the Multiple Dwelling Law re minimum width of yards and courts.

PREMISES AFFECTED—222-224 East 51st street, south side, 260 ft. east of 3rd avenue, basement, Block 1324, Lot 39, Borough of Manhattan.

632-45-A—Vol. V

APPLICANT—Henry G. Harris, for Clara Frankel, owner.

SUBJECT—Application reopened October 13, 1954 re amendment as to terrace—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—1326-1330 Ocean parkway, west side, 200 ft. south of Avenue M, Block 6568, Lots 20, 21 and 22, Borough of Brooklyn.

552-52-A

APPLICANT—Lama, Proskauer and Prober, for Mary Vicario, owner (Ram Machine Co., lessee).

SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

252-54-A

APPLICANT—Stanley Rapaport, for Henrietta M. Rosen and Morton H. Rowen, owners.

SUBJECT—Application April 9, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—142-144 Henry street and 20 Rutgers street, southwest corner, Block 273, Lot 27, Borough of Manhattan.

746-54-A

APPLICANT—Seelig and Finkelstein, for The Winston, Inc., owner.

SUBJECT—Application September 23, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 4, subdivision 33 of the Multiple Dwelling Law re as to percentage of open space required as a prerequisite to electing grade for the purpose of measuring height of building.

PREMISES AFFECTED—178-10 Wexford terrace and 86-11 Edgerton boulevard, southeast corner and 178-03 Hillside avenue, Block 9937, Lot 1, Jamaica, Borough of Queens.

374-54-A—Vol. II

APPLICANT—Morris Hannes, for Pentecostal Church of God, Inc., owner.

SUBJECT—Application reopened October 5, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4320 3rd avenue, west side, 25 ft. 2 in. north of 44th street, 1st floor; Block 727, Lot 47, Borough of Brooklyn.

665-54-A

APPLICANT—Lama, Proskauer and Prober, for Nonpareil Social and Athletic Club, owner.

SUBJECT—Application September 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1149 Eastern parkway, north side, 190 ft. 9 in. west of Utica avenue, Block 1391, Lot 66, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 30, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 30, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owners.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, for a term of fifteen years, the erection and maintenance of stores, auto show-room, gasoline service station, car-wash, lubricatorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading and the parking of patrons' cars.

Laid over from October 26, 1954, to November 30, 1954, at request of the applicant, attorney for objectors concurring; no further requests for adjournment to be considered.

519-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Weiss and Sons, Inc., owner.

CALENDAR

SUBJECT—Application June 17, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence and business district the maintenance of existing use of office and drafting room in building No. 1 in conjunction with monumental works, and to permit the maintenance of existing steel rolling crane, and open storage of granite between buildings 1 and 2, and to permit building 2 to be used for Diesel engine in connection with monumental works; and to maintain building 3 with its present monumental works and machinery use, and the southern part of lot with its existing steel rolling crane and open monumental machinery consisting of a wire saw and the erection of an additional wire saw alongside present one in open area.

PREMISES AFFECTED—928-940 Jamaica avenue and 1-35 Lincoln avenue, southeast corner, Block 4109, Lot 91, Borough of Brooklyn.

Laid over from October 26, 1954, to November 30, 1954, for inspection and decision without further argument; hearing closed.

700-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Millie Mayser, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and the parking and storage of motor vehicles.

PREMISES AFFECTED—9319-9333 3rd avenue and 301-311 94th street, northeast corner, Block 6107, Lots 1, 5 and 67, Borough of Brooklyn.

Laid over from November 3, 1954, to November 30, 1954, for inspection and decision without further argument; hearing closed.

695-49-BZ—Vol. III

APPLICANT—Halperin, Natanson, Shivitz and Scholer, for Patsy Baselice, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit for a term of five years in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—298-306 East 140th street, south side, 104.30 ft. east of 3rd avenue, Block 2314, Lot 58, Borough of The Bronx.

Laid over from November 3, 1954, to November 30, 1954, for inspection and decision; hearing closed.

N. Y. Housing Authority's representative to advise the Board how many tenants in the project have cars and where they are parked.

212-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruce D. MacDonald, owner.

SUBJECT—Application March 24, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit for a term of fifteen years, in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—145-11 to 145-19 (145-15 official) 243rd street and 243-01 to 243-09 Mayda road, northeast corner, Block 13568, Lot 27, Rosedale, Borough of Queens.

Laid over from November 3, 1954, to November 30, 1954, for inspection and decision without further argument; hearing closed.

955-23-BZ—Vol. II

APPLICANT—Siegel and Green, for 206 East 56th Street Realty Corp., owner (Park Palace Auto Service Corp., lessee).

SUBJECT—Application reopened July 20, 1954 as Vol. II—re (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a business use district the parking and storage of more than five motor vehicles on roof of existing garage for more than five motor vehicles.

PREMISES AFFECTED—206-214 East 56th street, south side, 110 ft. east of 3rd avenue, Block 1329, Lot 41, Borough of Manhattan.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; applicant to file revised plan showing proposed construction of parapets and reinforcing of same and with bumpers on all sides; hearing closed.

1357-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Marvel I. Hory, owner.

SUBJECT—Application reopened July 20, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, store and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4467-4479 Broadway and 700-706 West 192nd street, southwest corner, Block 2180, Lot 513, Borough of Manhattan.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; no further argument; hearing closed.

280-41-BZ—Vol. III

APPLICANT—Paul Friedman, for Constel Realty Corp., owner.

SUBJECT—Application reopened July 27, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a storage garage for more than five motor vehicles, and a motor vehicle repair shop (including welding, painting and spraying), and to permit the parking of motor vehicles on unbuilt upon portion of plot for customers and employees.

PREMISES AFFECTED—89 Furman avenue, west side, 99.5 ft. north of Bushwick avenue, Block 3462, Lots 26, 63 and 67, Borough of Brooklyn.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; hearing closed.

539-46-BZ—Vol. III

APPLICANT—Gabriel Nathan, for SKR Holding Corp., owner.

SUBJECT—Application reopened July 7, 1954 as Vol. III re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district the change in occupancy from gasoline service station, motor vehicle repair shop, storage and parking lot to factory use.

PREMISES AFFECTED—64-13 to 64-21 Rockaway Beach boulevard, south side, 80.86 ft. east of Beach 65th street, Block 396, Lot 5, Rockaway Beach, Borough of Queens.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; hearing closed.

594-54-A

APPLICANT—Gabriel Nathan, for SKR Holding Corp., owner.

SUBJECT—Application June 9, 1954 filed pursuant to section 35, General City Law re premises in bed of proposed widening of Rockaway Beach boulevard and an appeal from decision of borough superintendent.

CALENDAR

PREMISES AFFECTED—64-13 to 64-21 Rockaway Beach boulevard, south side, 80.86 ft. east of Beach 65th street, Block 396, Lot 5, Rockaway Beach, Borough of Queens.

315-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Missouri Enterprises, Inc., Sidney Moseson and William B. Putnam, owners (Missouri Enterprises, Inc., lessee).

SUBJECT—Application reopened as Vol. II—October 20, 1953—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district for a term of ten years the erection and maintenance of a luncheonette, office, kiddie park and accessory parking of patrons cars (previously denied by the Board for lots 30 and 34).

PREMISES AFFECTED—231-12 to 231-20 Northern boulevard and 45-02 to 45-20 232nd street, southwest corner and 45-15 to 45-23 231st street, Block 8164, Lots 15, 18, 30, 34 and 37, Little Neck, Borough of Queens.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; hearing closed.

197-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

SUBJECT—Application March 12, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sales and office; and automobile showroom; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—58-12 to 58-30 (58-20 official) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; hearing closed.

345-54-BZ

APPLICANT—Fred C. Dahlem, for Frank K. Paulis, owner.

SUBJECT—Application May 4, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district the parking and storage of more than five motor vehicles for patrons of Villa Bette restaurant (no fees to be charged).

PREMISES AFFECTED—45-47 City Island avenue, west side, 25 ft. north of Rochelle street, Block 5625, Lot 32, Borough of The Bronx.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; hearing closed.

855-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Company, Inc., owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include car-washing, lubritorium, motor vehicle repairs, store, utility room, and office; and to permit the installation of an open truck pit alongside proposed building; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance nearer the residence use district than is permitted.

PREMISES AFFECTED—2150-2166 Jerome avenue, east side, from Cameron place to East 181st street; 2-4 Cameron place and 1-5 East 181st street, Block 3185, Lot 1, Borough of The Bronx.

650-48-BZ—Vol. II

APPLICANT—Holtzman, Shark, Mackell and Hellebrand, for Scalia and Weissler Realty Corp., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections

7f and 21 of the zoning resolution, to permit for a term of fifteen years in a retail use district the erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—89-23 Queens boulevard, north side, 81.06 ft. west of 57th avenue, Block 1845, Lot 58, Elmhurst, Borough of Queens.

794-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Spofford Holding Corp., owner (Blue Hour Restaurant Inc., lessee).

SUBJECT—Application reopened May 11, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use district portion of plot the extension of restaurant to include dancing and three piece band including piano (cabaret).

PREMISES AFFECTED—311-315 93rd street, north side, 89 ft. east of 3rd avenue, Block 6103, Lot 61, Borough of Brooklyn.

700-53-BZ

APPLICANT—Ingram S. Carner, for May Bruns, owner.

SUBJECT—Application October 1, 1953—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the change in occupancy from one family dwelling and garage to two family dwelling and garage.

PREMISES AFFECTED—85-29 65th road and 65-20 Fitchett street, northwest corner, Block 3137, Lot 21, Forest Hills, Borough of Queens.

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application October 21, 1953—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced for a term of fifteen years.

PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

23-54-BZ

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of existing car-port without the required set back and side yard.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

24-54-A

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

447-54-BZ

APPLICANT—Leonard F. Rothkrug, for Cosmo Finnochio, owner.

SUBJECT—Application June 4, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in the retail use district portion of plot located in residence and retail use district the erection and maintenance of retail stores and a wholesale bake shop with loading space and two car garage.

CALENDAR

PREMISES AFFECTED—192-14 to 192-22 Northern boulevard, southwest corner of 193rd street, Block 5516, Lot 16, Flushing, Borough of Queens.

469-54-BZ

APPLICANT—Herman E. Horwood, for Kesbec Inc., owner (Ernie's Auto Body & Fender Service, lessee).

SUBJECT—Application June 9, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from gasoline service station and thirteen (one car) non-storage garages, to gasoline service station, seven (one car) non-storage garages and motor vehicle repair shop (six one car non-storage garages).

PREMISES AFFECTED—1035 East 156th street and 756-758 Southern boulevard, northeast corner, Block 2729, Lot 50, Borough of The Bronx.

518-54-BZ

APPLICANT—John F. Fitzsimons, for Vincent Sepe, owner.

SUBJECT—Application June 22, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (store and garage for two delivery trucks), with a business entrance (curb cut) and a business sign.

PREMISES AFFECTED—118-09 Springfield boulevard and 216-02 118th avenue, southeast corner, Block 12754, Lot 1, St. Albans, Borough of Queens.

520-54-BZ

APPLICANT—Lama, Proskauer and Prober, for George Grammas, owner.

SUBJECT—Application June 21, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—78-01 to 78-03 Parsons boulevard and 158-02 to 158-12 78th avenue, southeast corner, Block 6829, Lot 9, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 30, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 30, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

541-53-A

APPLICANT—Leonard F. Rothkrug, for George Donus, owner.

SUBJECT—Application June 18, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—133-18 Francis Lewis boulevard, west side, 160 ft. south of 133rd avenue, Block 12969, Lot 8, Laurelton, Borough of Queens.

659-53-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings.

OWNERS OF PREMISES—George B. and Cecil A. Donus.

SUBJECT—Application August 18, 1953—Revocation of Certificate of Occupancy #84750-52 issued re Alt. 2702-52.

PREMISES AFFECTED—133-18 Francis Lewis boulevard, west side, 160 ft. south of 133rd avenue, Block 12969, Lot 8, Laurelton, Borough of Queens.

343-50-A—Vol. II

APPLICANT—Mergenthaler Linotype Company, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—1-57 Hall street; 2-60 Ryerson street; 15-49 Ryerson street; 299-313 Park avenue and 248-254 Flushing avenue, Blocks 1867 and 1877, Lot 1, Borough of Brooklyn.

243-54-A

APPLICANT—Siegel and Green, for N.L.R. Realty Corp., owner.

SUBJECT—Application March 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—71-73 East Broadway and 9 Market street, southwest corner, Block 280, Lot 27, Borough of Manhattan.

330-54-A

APPLICANT—Arthur J. McDermott, for Arthur J. McDermott, Jacob A. and Georgia Post Visel, owners.

SUBJECT—Application April 27, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—90-01 Parsons boulevard, southeast corner of 90th avenue, Block 9756, Lot 28, Jamaica, Borough of Queens.

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.

SUBJECT—Application March 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

824-53-A

APPLICANT—Bernhardt T. Berman, for Sol R. Mantell, owner.

SUBJECT—Application November 19, 1953 filed pursuant to Section 35 General City Law re premises in bed of a mapped street—Beach 68th street and an Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—68-02 Bayfield avenue, north side, 275 ft. west of Beach 67th street, Block 447, Lot 83, Arverne, Borough of Queens.

338-54-A

APPLICANT—George Raymond Euell, for Marguerite Guthrie, owner (Shaffey Bashure, lessee).

SUBJECT—Application April 28, 1954—Appeal from a decision of the borough superintendent re Revocation of permit—Alt. 5114-53.

PREMISES AFFECTED—2777 Knapp street, east side, 263.66 ft. north of Shore parkway and 2776 Plumb street, Block 7546, Lot 20, Borough of Brooklyn.

100-45-A—Vol. II

APPLICANT—David R. Dibner, for Medor Realty Corp., owner.

SUBJECT—Application reopened May 11, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—744 East 138th street, southeast corner of Bruckner boulevard, cellar and 2nd floor; Block 2566, Lot 52, Borough of The Bronx.

30-54-A

APPLICANT—Michael A. Caricato, lessee, for Nicholas M. Caricato, owner.

SUBJECT—Application January 15, 1954—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—436-438 Water street, west side, 25 ft. 6 in. north of Market Slip, Block 249, Lot 46, Borough of Manhattan.

256-54-A

APPLICANT—Raymond Irrera, for Quality Varnish Corp., owner.

CALENDAR

SUBJECT—Application April 12, 1954—filed pursuant to section 36, General City Law re premises not facing on legal street and an Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—47-02 5th street, west side, 100 ft. south of 47th avenue, Block 20, Lot 7, Long Island City, Borough of Queens.

678-53-A

APPLICANT—Seymour W. Gage, for Rose and Anthony Musco, owners.

SUBJECT—Application September 22, 1953—Appeal from a decision of the borough superintendent, filed pursuant to sec. 310 of the M.D.L. for variation of sec. 171 of M.D.L. re bulk of building.

PREMISES AFFECTED—235 East 116th street, north side, 193.4 ft. west of 2nd avenue, Block 1666, Lot 16, Borough of Manhattan.

402-54-A

APPLICANT—Roux Distributing Co., Inc., lessee, for 110 East 153rd Street Corp., owner.

SUBJECT—Application May 20, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—110 East 153rd street, south side, 286.63 ft. west of Gerard avenue, Block 2354, Lot 74, Borough of The Bronx.

406-54-A

APPLICANT—I.F.E. Studios, Inc., lessee, for Theatre Circuit Realty Corp., owner.

SUBJECT—Application May 19, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—233-235 West 49th street, north side, 221 ft. east of 8th avenue, 5th floor; Block 1021, Lot 10, Borough of Manhattan.

407-54-A

APPLICANT—Sidney Daub, for 108-110 West 11th Street Realty Corp., owner.

SUBJECT—Application May 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—102-110 West 11th street, southwest corner of Avenue of the Americas, Block 606, Lot 30, Borough of Manhattan.

419-54-A

APPLICANT—Gabriel Nathan, for Peter Tessler, Philip Gussow and Gershon Mundell, doing business as SOS Auto Supply Co., owners.

SUBJECT—Application May 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1807-1817 Mott avenue and 1806-1818 Cornaga avenue, northwest corner, Block 48, Lot 34, Far Rockaway, Borough of Queens.

420-54-A

APPLICANT—Sidney Daub, for Relkrantz Realty Corp., owner.

SUBJECT—Application May 20, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—97 Greene street, west side, 164 ft. 10 in. north of Spring street, Block 500, Lot 30, Borough of Manhattan.

422-54-A

APPLICANT—Sidney Daub, for Charles Eneu Johnson Co., Inc., owner.

SUBJECT—Application May 21, 1954—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—46-48 New Chambers street, south side, 33 ft. east of Pearl street and 410-412 Pearl street, Block 115, Lot 6, Borough of Manhattan.

451-54-A

APPLICANT—John F. Fitzsimons, for May Pfanz, owner.

SUBJECT—Application June 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—108-11 37th drive, north side, 100 ft. east of 108th street, 1st floor; Block 1777, Lot 49, Corona, Borough of Queens.

474-54-A

APPLICANT—Joseph Levy, Jr., for Centre-Baxter Realty Corp., owner.

SUBJECT—Application June 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—206 Centre street, east side, 100 ft. 7¼ in. north of Hester street, Block 235, Lot 4, Borough of Manhattan.

754-54-A

APPLICANT—Halperin, Natanson, Shivitz and Scholer, for Broadway and 48th Inc., owner (Rector's Tavern, Inc., lessee).

SUBJECT—Application September 21, 1954—Application for variation of sec. 338 of the Labor Law (decision of the Department of Health).

PREMISES AFFECTED—1506-1512 Broadway and 160 West 44th street, southeast corner, Block 996, Lot 61, Borough of Manhattan.

484-54-A

APPLICANT—L. B. Santagnelo, for Ernest Hoehn, trustee.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-37 East Broadway, south side, 218 ft. 7 in. east of Catherine street, Block 280, Lot 42, Borough of Manhattan.

490-54-A

APPLICANT—Sidney Daub, for China Noodle Co., Inc., owner.

SUBJECT—Application June 9, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—176 Park Row, north side, 78 ft. 7 in. east of Baxter street, Block 161, Lot 12, Borough of Manhattan.

61-54-A

APPLICANT—John T. Kelleher, Borough Superintendent for Department of Housing and Buildings.

OWNER OF PREMISES—Sonjul Realty Co., Inc.

SUBJECT—Application January 29, 1954—Revocation of Certificate of Occupancy Q76789-51 issued re Alt. 1727-51.

PREMISES AFFECTED—96-21 69th avenue, west side, 19 ft. south of Croton avenue, 1st floor; Block 3200, Lot 33, Forest Hills, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 3, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, December 3, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

64-27-SR—Vol. II

Proposed Revision of the Factory Exit Rules.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 7, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 7, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

CALENDAR

641-30-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Alhen Holding Corp., owner.

SUBJECT—Application reopened February 17, 1953 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the extension in use and area of existing gasoline service station, to be used as a lubritorium, non automatic car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—207-06 Hillside avenue and 88-01 to 88-09 207th street, southeast corner, Block 10582, Lot 1, Hollis, Borough of Queens.

Laid over from September 14, to October 19, 1954, in view of the proposed taking by the Park Department of the premises for construction as a park and playground in connection with the school on the block; then to December 7, 1954, pending the probable taking of the property by the city for school purpose.

249-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner (Lawrence Blau, lessee).

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

559-37-BZ—Vol. III

APPLICANT—New York Telephone Company, for Robert S. Olnick, John L. Hennessy and Milton P. Lansky, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, B area district the erection and maintenance of a commercial building (central accounting office for N. Y. Telephone Co.), without the required rear yard adjacent to residence use district, and using more than the area permitted in residence use portion of plot.

PREMISES AFFECTED—5020-5036 Broadway, east side, from West 213th street to West 214th street; 501-529 West 213th street, 500-518 West 214th street and 3996-4010 10th avenue, Block 2231, Lot 1, Borough of Manhattan.

872-39-BZ—Vol. VII

APPLICANT—Herman Kron, for Berk Bros. Realty Corp., owner.

SUBJECT—Application reopened September 28, 1954 as Vol. VII—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the addition of an automobile laundry (automatic type) to existing gasoline service station in portion of site where stores were permitted by Board but never built.

PREMISES AFFECTED—7001-7019 Bay parkway, southwest corner of West 10th street and 1-21 Avenue O, Block 6574, Lot 6, Borough of Brooklyn.

928-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 4355 Realty Corporation, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit

in a business use district for a term of fifteen years the erection and maintenance of an automobile sales and showroom and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4353-4361 Broadway and 701-707 West 186th street, northwest corner, Block 2180, Lot 140, Borough of Manhattan.

227-54-BZ

APPLICANT—Raymond Irrera, for John Micari, owner.

SUBJECT—Application April 2, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the maintenance of existing garages for five cars for other than tenants of dwelling on front of plot, if tenants do not use them.

PREMISES AFFECTED—31-30 38th street, west side, 277.83 ft. south of 31st avenue, Block 657, Lots 53 and 54, Long Island City, Borough of Queens.

273-54-BZ

APPLICANT—Theodore L. Soontup, for Louis Bronson, owner.

SUBJECT—Application April 14, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence, business and manufacturing use district the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—90-25 144th place (Vanderbilt avenue), east side, 134.60 ft. south of Jamaica avenue, Block 9985, Lot 37, Jamaica, Borough of Queens.

276-54-BZ

APPLICANT—Burke, Green and Groh, for Ethel C. Mold, owner (Anthony Cuneo, lessee).

SUBJECT—Application March 30, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the reconstruction and extension in area of existing gasoline service station to include auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—149-34 15th avenue, south side, 260 ft. east of 149th street, Block 4662, Lot 47, Whitestone, Borough of Queens.

428-54-BZ

APPLICANT—Esso Standard Oil Co., for Estelle Rosenberg, owner.

SUBJECT—Application May 28, 1954—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—220-02 Linden boulevard, southeast corner of 220th street, Block 12737, Lot 56, Cambria Heights, Borough of Queens.

521-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lehigh Holding Corp., owner.

SUBJECT—Application June 21, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection of an extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—1273-1291 McDonald avenue, east side, 175 ft. north of Bay parkway, Block 6524, Lot 52, Borough of Brooklyn.

566-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Otto Muller and Herbert J. C. Wells, owners.

CALENDAR

SUBJECT—Application July 6, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, utility room and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—1741-1751 Bronxdale avenue and 900-910 Morris Park avenue, southeast corner, Block 4094, Lots 1, 3, 41 and 42, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 7, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, December 7, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

448-54-SM

APPLICANT—Central D. Manufacturing Company, owner.
SUBJECT—Application June 3, 1954—R. and RS Gas Connectors (for gas stoves or gas ranges), approval of.

1014-41-SA—Vol. II

APPLICANT—Fire Devices, Inc. (New York), owner.
SUBJECT—Application reopened as Vol. II, March 9, 1954 for test and report as to additional models—Spot Fire Lowecator, Models 501, 502, 503 and 504.

178-54-SM

APPLICANT—Republic Brass Company, owner.
SUBJECT—Application February 15, 1954—Republic Brass Company, Ledge Type Sink Fitting with Swing Spout, Automatic Thumb Control Spray Head, approval of.

577-54-SM

APPLICANT—Weiss Metal Ceiling Company, for Dant and Russell Sales Company, owner.
SUBJECT—Application June 24, 1954—Dantore Metal Pan Suspended Acoustical Ceiling, approval of.

106-33-SA

APPLICANT—Sun-Ray Burner Manufacturing Corporation, owner.
SUBJECT—Application reopened July 20, 1954—re additional trade name—Sun-Ray Fuel Oil Burner, previously approved.

359-50-SA

APPLICANT—Altorfer Bros. Company, owner-manufacturer.
SUBJECT—Application reopened September 14, 1954—re additional models of washers—re ABC-O-Matic Home Laundry Automatic Washer, Model 50, previously approved.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 14, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, December 14, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Rudolph and Bertha Pollak,
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N.B. 567-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julis DeMasi and Florence Lociceio.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Dominick W. Ciminiello.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.

PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Anthony M. and Sarah Capuano.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Cono and Nancy Giardina.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglia, Jr.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rhersen and Beatrice Kaufman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 573-52 (constructed not in accordance with approved plans).

PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

CALENDAR

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Henry and Dorothy Kurtz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11507-52 issued re N.B. 574-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Manuel and Theresa Molines.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Arthur and Julia Sussman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benjamin and Helen Katz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Max Kanak.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 9, 1954,
10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 26, 1954, were approved as printed in the Bulletin of November 2, 1954, Vol. 39, No. 44.

955-23-BZ—Vol. II

APPLICANT—Siegel and Green, for 206 East 56th Street Realty Corp., owner (Park Palace Auto Service Corp., lessee).

SUBJECT—Application reopened July 20, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles on roof of existing garage for more than five motor vehicles.

PREMISES AFFECTED—206-214 East 56th street, south side, 110 ft. east of 3rd avenue, Block 1329, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1954, at 10 A. M. for inspection and decision; applicant to file revised plan showing proposed construction of parapets and reinforcing of same and with bumpers on all sides; hearing closed.

1357-27-BZ—Vol. II

APPLICANT, Lama, Proskauer and Prober, for Marvel I. Hory, owner.

SUBJECT—Application reopened July 20, 1954, as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, store and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4467-4479 Broadway and 700-706 West 192nd street, southwest corner, Block 2180, Lot 513, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Louis Eisen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1954, at 10 A. M. for inspection and decision; no further argument; hearing closed.

280-41-BZ—Vol. III

APPLICANT—Paul Friedman, for Constel Realty Corp., owner.

SUBJECT—Application reopened July 27, 1954 as Vol. III re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a storage garage for more than five motor vehicles and a motor vehicle repair shop (including welding, painting and spraying), and to permit the parking of motor vehicles on unbuilt upon portion of plot for customers and employees.

MINUTES

PREMISES AFFECTED—89 Furman avenue, west side, 99.5 ft. north of Bushwick avenue, Block 3462, Lots 26, 63 and 67, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman, Harold J. Garrett and Joseph Korwosky.

For Opposition: Edward J. Bausch, Thomas Hall, J. Stallon, Gaspora Rabito, Peter Marcheschi, Antoinette De Berar Denis, Mary A. Breden, Martha Fallen, Ann Schmitt, Helen Ryan, Adolf Schick, D. Proce, A. Proce, S. Bausch, C. Inyras, John A. Mutter, Josephine Smith, Elizabeth Baden, T. J. Mould, M. Domiello, Okufagenlo and Alfredo Martinucci.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1954, at 10 A. M. for inspection and decision; hearing closed.

539-46-BZ—Vol. III

APPLICANT—Gabriel Nathan, for SKR Holding Corp., owner.

SUBJECT—Application reopened July 7, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district, the change in occupancy from gasoline service station, motor vehicle repair shop, storage and parking lot to factory use.

PREMISES AFFECTED—64-13 to 64-21 Rockaway Beach boulevard, south side, 80.86 ft. east of Beach 65th street, Block 396, Lot 5, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan, Harry Licht and Oscar Lyons.

For Opposition: Samuel Jacobson, Thomas A. Caliguiri, Harriet Blayne, Frieda Shapiro, Yetta Bank and Rabbi Hager.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1954, at 10 A. M. for inspection and decision; hearing closed.

594-54-A

APPLICANT—Gabriel Nathan, for SKR Holding Corp., owner.

SUBJECT—Application June 9, 1954—filed pursuant to section 35, General City Law re premises in bed of proposed widening of Rockaway Beach boulevard and an Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—64-13 to 64-21 Rockaway Beach boulevard, south side, 80.86 ft. east of Beach 65th street, Block 396, Lot 5, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan, Harry Licht and Oscar Lyons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1954, at 10 A. M. for inspection and decision in conjunction with Cal. No. 539-46-BZ, Vol. III; hearing closed.

823-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Flygo Holding Corp., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs and office, and to permit the parking and storage of more than five motor vehicles; with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—436-438 Kings Highway, south side, from Lake street to Van Sicklen street; 2-10 Lake street and 1-11 Van Sicklen street, Block 6679, Lots 1 and 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Ernest R. Latham, J. C. Bottitta, S. B. Ohlbaum, Max Kranmer and Mrs. M. Shuren.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1954, at 10 A. M. for decision; hearing previously closed; no further argument.

315-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Missouri Enterprises Inc., Sidney Moseson and William B. Putnam, owner.

SUBJECT—Application reopened as Vol. II—October 20, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, for a term of ten years, the erection and maintenance of a luncheonette, office, kiddie park and accessory parking of patrons, cars (previously denied for lots 30 and 34 by the Board).

PREMISES AFFECTED—231-12 to 231-20 Northern boulevard and 45-02 to 45-20 232nd street, southwest corner and 45-15 to 45-23 231st street, Block 8164, Lots 15, 18, 30, 34 and 37, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Ernest G. Buckner and Richard Hundley.

For Opposition: Henry J. V. Werner, Catherine T. Richardson, Bernard A. Helfat and Alfred H. Gessner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1954, at 10 A. M. for inspection and decision; hearing closed.

152-54-BZ

APPLICANT—Robert Gottlieb, for Carl Rubman, owner.

SUBJECT—Application March 5, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail use district, for a term of ten years, manufacturing that is not incidental to the conduct of a retail business conducted on premises.

PREMISES AFFECTED—721 Burke avenue, northeast corner of Cruger avenue (Block 4597, Lots 5 and 9), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Lepi Rubman.

For Opposition: Frank J. McNall.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1954, at 10 A. M. for inspection and decision; hearing closed.

153-54-A

APPLICANT—Robert Gottlieb, for Carl Rubman, owner.

SUBJECT—Application March 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—721 Burke avenue, northeast corner of Cruger avenue, Block 4597, Lots 5 and 9, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Lepi Rubman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1954, at 10 A. M. for inspection and decision by the Board in conjunction with Cal. No. 152-54-BZ; hearing closed.

MINUTES

191-54-BZ

APPLICANT—Charles Abrahams, for Industrial Iron and Steel Products Co., owner.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the extension to existing building using more than the area permitted.

PREMISES AFFECTED—211-217 Banker street, east side, 145 ft. south of Meserole avenue (Block 2616, Lot 56), Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles Abrahams.

For Opposition: Adelaide Vogel, Chester Boivetski, M. E. Kostecka and Marie S. Smith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

192-54-A

APPLICANT—Charles Abrahams, for Industrial Iron and Steel Products Co., owner.

SUBJECT—Application March 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—211-217 Banker street, east side, 145 ft. south of Meserole avenue, Block 2616, Lot 56, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles Abrahams.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1954, at 10 A. M. for inspection and decision in conjunction with Cal. No. 191-54-BZ; hearing closed.

197-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

SUBJECT—Application March 12, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, sales and office, and automobile showroom; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—58-12 to 58-30 (58-20 official) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner (Block 7450, Lot 11), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Ettore P. Guasti, Ernest E. Sadler, Mrs. Joseph Sills, Thomas M. Katsidras, D. Niarchos, Mrs. Richard Howley and Mrs. C. Geiger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1954, at 10 A. M. for inspection and decision; hearing closed.

251-54-BZ

APPLICANT—John F. Fitzsimons, for William H. Mosebach and Mildred Mosebach, owners.

SUBJECT—Application April 9, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district, the change of occupancy from one family dwelling to two family dwelling.

PREMISES AFFECTED—23-31 Nellis street, northeast side, 96.98 ft. northwest of Williamson avenue, Block 12713, Lot 11, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, Harry O. Leeds and Harold L. Leighton.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1954, at 10 A. M. for consideration and decision by the Board; no further argument; hearing closed.

345-54-BZ

APPLICANT—Fred C. Dahlem, for Frank K. Paulis, owner.

SUBJECT—Application May 4, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district, the parking and storage of more than five motor vehicles for patrons of Villa Bette restaurant (no fees to be charged).

PREMISES AFFECTED—45-47 City Island avenue, west side, 25 ft. north of Rochelle street (Block 5625, Lot 32), Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem, Betty Paulis and Fred Paulis.

For Opposition: John R. Maguire, Mrs. Swanhild Lindstrom, Elijah Horton, Mrs. Mary Buelow, Mrs. Stella Mazzella, Mrs. Friedel Schmitz, Mrs. R. P. Miller and Mrs. Viola K. Bates.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1954, at 10 A. M. for inspection and decision; hearing closed.

455-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Frederick H. Kreckman, owner.

SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, for a term of ten years, the conversion of existing legal use (garage) to office, auto body and fender work, welding and incidental auto painting and spraying.

PREMISES AFFECTED—184-186 Vermont street, west side, 141 ft. 9 in. south of Atlantic avenue, Block 3688, Lots 25 and 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Michael C. Cunci.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection by a committee of the Board; date for decision to be set.

1148-38-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Neill Supply Co., owner.

SUBJECT—Application February 24, 1954 (decision of the borough superintendent), under sections 7e, 21 and 19A of the zoning resolution, to permit in a residence use district the erection and maintenance of a warehouse and office with an entrance to loading berth nearer the intersection than is permitted (previously granted by the Board the parking and storage of motor vehicles and later amended to include storage of pipe, all for a term of years—expires December 9, 1954).

PREMISES AFFECTED—47-45 to 47-63 49th street and 49-01 to 49-07 48th avenue, northeast corner, Block 2287, Lot 1, Sunnyside, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner and John V. Neill.

For Opposition: None.

MINUTES

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on March 9, 1954 subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on November 9, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 49th street are in a residence use, B area, class 1½ height district; 48th avenue is in residence and unrestricted use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 16, 1954 acting on N.B. Applic. 146-54, reads:

"1. The proposed erection of a warehouse, office and loading space for plumbing and heating supplies located on a plot in a Residence Use District is contrary to Art. 2, Sec. 3, B.Z.R.

2. The proposed change in use from a variance granted by the Board of Standards and Appeals for open storage of pipe and parking of more than five cars to warehouse, office and loading space for plumbing and heating supplies is contrary to Board of Standards and Appeals Resolution Cal. #1148-38-BZ, Vol. 2.

3. The proposed loading on 48th Ave. is within 50' of the intersection of 49 St. and 48 Ave. and is contrary to Art. 4, Sec. 19A, B.Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 62 ft. and 195 ft. frontage by 195 ft. in depth, irregular, presently used for the storage of pipe and for the parking and storage of motor vehicles; that it is proposed to erect a building covering entire lot, one story, 21 ft. in height, of class 1 construction, to be used for storage of plumbing and heating supplies, office and loading berth; and

WHEREAS, the applicant further states that the property referred to is presently zoned as a residence district, class 1½ height district and a B area district; that as of July 25, 1916 the property in question was zoned unrestricted; that the present residence designation became effective on June 27, 1924; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that the owner presently occupies lot 53 in Block 2286, which is directly across the street, as a warehouse and office and had previously filed with the Board an application for a variance so as to create a storage yard for pipe and pipe fittings on lots 1, 3, 4 and 51; that this application was denied by the Board under Cal. No. 10-51-BZ and at that time the Neill Supply Company was advised to seek additional storage space elsewhere; that it is now proposed to enclose the present storage yard permitted by the Board for parking of more than five motor vehicles in block 2287, lot 1 and in this manner they will be able to supplement their existing cramped facilities; that the property abuts a cemetery on the east and further abuts a garage on the north; that to the west and across 49th street there exists the present one story brick warehouse of the Neill Supply Company; that to the south, and occupying practically the entire block, is a three story concrete factory in block 2292, lot 7; that the frontage along 48th avenue is only 62 ft. to the cemetery and it is necessary to have some loading off this street, toward creating an addition to locate an unloading door more than 50 ft. back from the intersection of 49th street and 48th avenue; that in view of the fact that the premises could not be feasibly

occupied for residential purposes since it is surrounded mainly by industrial uses, and that this proposed building will in no way adversely affect adjoining property owners but will, however, meet the urgent need for expanding business and logical zoning, it is requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since February 15, 1949 and that the assessed valuation of land is \$10,000; and

WHEREAS, the premises and the surrounding area were previously inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e and Section 19-A, subdivision j, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of twenty (20) years, to permit the plot to be occupied substantially as proposed as a warehouse for pipe plumbing and heating supplies, as indicated on plans filed with this application, marked "Received February 24, 1954" (4 sheets), *on condition* that all other uses on the premises shall be discontinued and the plot shall be developed substantially as shown and as indicated on such plans and shall comply in all other respects with the Building Code, and to permit under Section 19A, subdivision i, the location of the loading space is indicated; that there shall be no windows in the walls to the north and east; that the sidewalks and curbs abutting the premises shall be reconstructed or restored to the satisfaction of the Borough President, except that curb cuts may be permitted at three points shown, each curb cut not exceeding 12 feet in width; that signs on the premises shall be restricted to a permanent metal plate sign erected near the main entrance and not over 25 sq. ft. in area with wording giving only the name of the company operating the business and the general use; that such fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that there shall be no cellar under the building; and that in all other respects the building and occupancy shall comply with hall laws, rules and regulations applicable thereto; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

723-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John Albergo, owner.

SUBJECT—Application September 16, 1953 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of twenty motor vehicles on the same lot with a three family dwelling, for a term of five years.

PREMISES AFFECTED—169-177 Palmetto street, north side, 125 ft. east of Central avenue, Block 3342, Lot 55, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on December 22, 1953 subject to regular procedure, on basis of substantial new facts and increase in area; and

WHEREAS, a public hearing was held on this application on October 13, 1954 after due notice by publication in the Bulletin; laid over to November 9, 1954, for inspection, addi-

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tional information from applicant and for decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; Palmetto street is in residence and business use, C area, class 1 height districts; Central avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 24, 1953 acting on Alt. Applic. 2179-53, reads:

"2. Parking and storage of twenty (20) motor vehicles in a Residence Dist. is contrary to Art. II, Sec. 3 of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 100 ft. in depth, on which is located a three-story frame dwelling occupied by three families; that the vacant part of the lot is now being used for the parking and storage of motor vehicles; that this multiple dwelling was erected before 1902 and is classified as an old law tenement, and no certificate of occupancy has been issued; that it is proposed to maintain the present three-family dwelling and continue to use the open portion of the site for the parking and storage of twenty motor vehicles, for the temporary period of five years; and

WHEREAS, the applicant contends that the entire area is solidly built up with numerous dwellings and the site in question is the only available spot for parking; that there are non-conforming uses within the affected area as follows: block 3342, lot 54—garage; block 3351, lot 19—factory; that Palmetto street at this point has not maintained a purely residential aspect and the proposed parking lot will be in keeping at this point; that it would be impractical to develop the site with a conforming use next to the garage adjoining on the north and it would be unfeasible to erect a new dwelling in this area as it has developed; that the land is high in assessed value and it is mandatory that the owner be permitted to devote the site to the proposed use, which will enable him to continue to pay city taxes and receive an equitable return on his investment; that the parking situation is acute in the city and also at this point, and the proposed parking lot will help alleviate this situation; and

WHEREAS, the applicant states that the present owner has held title to the property since January 24, 1949; that the assessed valuation of the land is \$8,000 and of the building \$6,000, making a total of \$14,000; that the building was erected before 1902; and

WHEREAS, the applicant states that the use, height and area have not been changed since July 25, 1916; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board, which recommended that the application be granted only as to the vacant portion of the lot, exclusive of the full depth of the portion on which the frame dwelling exists; and

WHEREAS, it was found that the main part of the lot was being used for parking without a permit and that the portion to the rear of the residence building was below grade and not suitable because of the present conditions and small size; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of two (2) years only so far as has reference to that portion of lot 55 more than twenty-five feet north of the southerly lot line of such lot, *on condition* that such portion of the plot shall have all buildings and uses removed and shall be leveled substantially to the grade of Palmetto street, and shall be surfaced with clean gravel or steam cinders, and treated with a binder and properly rolled; that there shall be erected on the lot lines where walls of the adjoining buildings do not occur, a woven wire fence of a chain link type not less than five feet six inches in height; that a similar fence shall be erected along the street building line with no openings therein except for entrance and exit, not exceeding ten feet

in width and fitted with gates with a curb cut of similar width; as shown on the plans filed with this application marked received September 16, 1953 (four sheets); that during the term of this variance the premises shall be occupied for no other use and no buildings shall be erected thereon; that signs shall be restricted to a sign attached to the fence and not extending beyond the building line, and not illuminated, and not exceeding fifteen square feet in area, advertising the parking use and the rates charged and such other information as may be required by the Commissioner of Licenses; that all permits shall be obtained, and certificate of occupancy obtained within six months from the date of this resolution.

945-53-A

APPLICANT—Lama, Proskauer and Prober, for John Albergo, owner.

SUBJECT—Application filed September 16, 1953—for a variation of the provisions of section 60 of the Multiple Dwelling Law.

PREMISES AFFECTED—177 Palmetto street, north side, 125 ft. each of Central avenue, Block 3342, Lot 55, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated August 24, 1953, on Alt. Applic. 2179/53, reads:

"1. Parking and storage of twenty (20) motor vehicles on the same lot with a three (3) family dwelling is contrary to sec. 60 M.D.L."

and

WHEREAS, the applicant states the premises consist of a lot 75 ft. front by 100 ft. in depth, in a residence use, C area, Class 1 height district, upon which there exists a three-story, 30 ft. high, Class 4 constructed old-law tenement, 22 ft. front by 68 ft. in depth at 1st floor, 22 ft. by 63 ft. in depth at typical floor; that the premises have been used and occupied since 1940, as follows: 1st floor—dwelling, 1 family, parking and storage of 20 motor vehicles; 2nd floor—dwelling, 1 family; 3rd floor—dwelling, 1 family. No change in use or occupancy is now proposed; and

WHEREAS, the applicant states the vacant portion of the lot is now being used for the parking and storage of motor vehicles; that the multiple dwelling was erected before 1902 and is classified as an old-law tenement; that no certificate of occupancy has been issued; that it is proposed to maintain the present multiple dwelling and use the balance of the site for parking and storage of twenty motor vehicles; that a 5 ft. high woven wire fence will be maintained 3 ft. distant at the north of the dwelling and 10 ft. distant at the west, thereby providing legal side courts and yards, and all motor vehicle parking and storage will be confined to the remainder of the premises; and

WHEREAS, the applicant contends that the view of the foregoing facts it is requested that the parking and storage of motor vehicles be allowed on the balance of the lot not occupied by the 3-story frame dwelling and its legal courts and yards; and

WHEREAS, the premises was inspected by a committee of the Board; and

WHEREAS, the present multiple dwelling and the proposed parking for public are on the same lot #55; and

WHEREAS, it would be desirable to have this plot divided with each part having a lot number.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 2179/53, Objection 1, be and it hereby is *modified* under the powers vested in the Board by Sec-

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tion 60 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, to permit the parking and storage on the same lot with a three-family dwelling, as permitted by resolution adopted this day under Cal. No. 723-50-BZ, Vol. II, *on condition* that the requirements therein shall be complied with.

372-52-BZ

APPLICANT—Renander and Miller, for Walter G. Stackler and Leonard L. Frank, owners.

SUBJECT—Application May 21, 1952 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in the local retail use district portion of a plot located in a local retail and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, accessory sales, motor vehicle repairs and office.

PREMISES AFFECTED—126-16 Linden boulevard and 117-04 232nd street, southwest corner, Block 12748, Lot 106, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: John R. Monaghan, Jr.

For Opposition: Gladys Demont, Margaret Roehr, Peter F. Le Panto, Robert Sprotte, Carl I. Di Giacomo, Raymond J. Collins, William J. Cossen, Meyer Levy and Joseph E. Thomas.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 13, 1954 after due notice by publication in the Bulletin; laid over to November 9, 1954, for notices to be sent to affected property owners; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 232nd street are in residence and local retail use, D area, class 1 height districts; Linden boulevard is in a local retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 25, 1952 acting on N.B. Applic. 1759-52, reads:

"1. Use of premises located partly in a local retail use district and partly in a residence use district as gasoline service station, auto washing, lubrication, minor repairs with hand tools only, office and accessory sales is contrary to Art. II Sec. 3 and 4C of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 103.43 ft. frontage by 79.14 ft. in depth, irregular, presently vacant; that it is proposed to erect a building, 45 ft. front by 28 ft. in depth, one story, 20 ft. in height, of class 3 construction, to be used as a lubritorium, car wash, storage and sale of accessories, motor vehicle repairs and office; that it is further proposed to install eight 550-gallon tanks and four approved dispensing pumps, with three curb cuts on Linden boulevard and one on 232nd street; and

WHEREAS, the applicant contends that all of the lots surrounding the subject site are vacant; that directly south of the proposed site are three vacant plots fronting on 232nd street, each of which is 40 ft. by 100 ft. in area and leave a distance of 120 ft. between the nearest dwelling and the subject site; that on the west side of the site is another vacant plot, No. 101, which has a frontage of 103 ft. on Linden boulevard and 112 ft. on 231st street and directly behind this plot is No. 137 which has a frontage of 60 ft. on 231st street and is also vacant; that the dwelling nearest to the site is directly south of plot 137 and is located on plot 135; that the northwest corner of this plot is 37.90 ft. distant from the southwest corner of the site; that on the

south side of Linden boulevard all of the plots fronting on Linden boulevard are vacant, except that plot No. 1 in block 12750 has a one story brick store located thereon, as does plot No. 64 in block 12746, which is almost entirely out of the area, while plot No. 151 in block 12747 has a one story brick dwelling on it, although this area is designated as local retail; that directly opposite the site, fronting on the north side of Linden boulevard is plot No. 1 in block 11332, the easterly half of which is vacant, while the westerly portion has a one story brick store on it; that on this north side of Linden boulevard and within the affected area are blocks 11331, 11333 and 11334; that plots No. 1 and 81 in block 11331 have one story brick stores, while plot No. 76 on the corner of Linden boulevard and 231st street is vacant; that the entire Linden boulevard frontage in block 11333 is entirely vacant except for a small portable real estate office, and the entire frontage on Linden boulevard in block 11334 is vacant; that there is no public school, public park, playground, hospital, public library, public museum or organized school within an area of 200 ft. of the site; and

WHEREAS, the applicant further contends that Linden boulevard, formerly known as Foch boulevard, is a main arterial highway, extending from Southern State parkway in a westerly direction to Kings highway in the borough of Brooklyn; that the entire territory lying both north and south of Linden boulevard for many blocks has been fully improved for at least ten years; that it is quite apparent that the community does not have sufficient purchasing power to support the retail stores along the entire frontage of Linden boulevard, in the area affected, but there is need for an additional gas station, which will derive its patronage not only from the surrounding community but also from the persons traveling on Linden boulevard; that there is no gas station on either side of Linden boulevard between 220th street and the Nassau County line; that it is proposed to build a modern gas station of the best materials obtainable; that on the surrounding property lines, a 3½ ft. iron picket fence placed on a 2 ft. high brick base will be constructed all along the lines of the property and green shrubbery will be placed thereon with a liberal area set aside for a green lawn in order to conform with the general picture of the surrounding areas; that this peaked roof type building, with the compact single story brick building placed on the center of the site, will not only be an asset to the surrounding community as a service station, but will improve the general outlook of the area; and

WHEREAS, the applicant states that the owner has held title to the property since August 2, 1947 and that the assessed valuation of land is \$7,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, new dwellings adjacent have been recently erected; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivisions f and i of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic 1759/52, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

139-53-BZ

APPLICANT—Leonard F. Rothkrug, for P. J. Construction Corp., owner.

SUBJECT—Application February 27, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage, nearer to side and rear lot lines than is permitted.

PREMISES AFFECTED—110-40 Jewel avenue, south side, 200 ft. west of 112th street, Block 2231, Lot 26. Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

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For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 21, 1954 after due notice by publication in the Bulletin; laid over to October 13, 1954, at request of applicant's representative; then to November 9, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Jewell avenue and 112th street are in a residence use, G area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 13, 1953 acting on N.B. Applic. 6576-51, reads:

"1. Proposed location of garage within 6" from side and rear lot lines instead of 5' as originally approved is contrary to Sec. 16-B-c & d of zoning resolution. Premises is located in a G area district."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth, on which is located a one-family dwelling, 35 ft. front by 50 ft. in depth, and accessory one-car garage, 10.67 ft. front by 22 ft. in depth by 9 ft. in height; that the one-family dwelling was erected in 1952 and it is now proposed to erect the accessory one-car garage within 6 in. from the side and rear lot lines; and

WHEREAS, the applicant contends that the residence use district and the one times height district has been unchanged since July 25, 1916; that the area district was changed from D to F area on March 27, 1931 and again from F to G area on September 25, 1951; that almost all of the dwellings within the block were erected prior to 1941 when the 5 ft. required zoning clearance of garage structures had not been in effect and was therefore not complied with; that lots 24, 52, 49, 46 and 29 in block 2231, surrounding the subject premises, there are garages located at less than 5 ft. from the rear and side lot lines; that the building of the garage at the proposed location will not in any manner affect adjoining or abutting property owners, who themselves have located garages almost at the rear and side lot lines; that if the proposed garage was placed to leave an unoccupied distance of 5 ft. from the adjoining lot line, it would be difficult to permit the unobstructed passage and parking of the automobile, and there would be two unnecessary pockets created; and

WHEREAS, the applicant states that the present owner has held title to the property since October 29, 1951; that the assessed valuation of land is \$4,500 and of the buildings \$12,000, making a total of \$16,500; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and it was found that the accessory garage was already erected as proposed; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21, to permit the location of the garage as proposed and as indicated on plans filed with this application marked "Received February 27, 1953" (2 sheets), "January 22, 1954" (1 sheet), "November 6, 1953" (1 sheet) and "May 28, 1954" (2 sheets), on condition that in all other respects the accessory

building shall comply with all laws, rules and regulations applicable thereto; and that all permits required including a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this resolution.

790-53-BZ

APPLICANT—William A. Giesen, for Richard Griffin, owner.

SUBJECT—Application October 30, 1953 (decision of the borough superintendent), under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction and extension in use and area of an existing gasoline service station, to include gasoline and oil selling station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, store and office; and to permit the parking and storage of more than five motor vehicles on unbuilt portion of plot.

PREMISES AFFECTED—6161-6199 Broadway, southwest corner of 251st street, Block 3415, Lots 1182, 1186 and 1187, Borough of The Bronx.

APPEARANCES—

For Applicant: William A. Giesen, Robert J. Crinnion and Richard Griffin.

For Opposition: Edw. Hoffman for Park Dept. and Benjamin Silverman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 28, 1954 after due notice by publication in the Bulletin; laid over to October 26, 1954, for inspection and decision without further argument; hearing closed; then to November 9, 1954 for applicant to submit revised plans and new decision of the Borough Superintendent changing the location of the proposed building and for decision by the Board; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, D area, class 1 height district; Broadway is in a retail use, D area, class 1 height district; West 251st street is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 26, 1953 acting on N.B. Applic. 1158-53 and superseded by a decision dated January 18, 1954, reads:

"1. The proposed Gasoline and Oil Selling Station, gasoline service station building with grease rack, lubrication, auto repairs, consisting of minor adjustments with hand tools, car washing, 1—550 gal. buried waste oil tank, store and office, storage and sale of automobile accessories, utility room and toilet rooms, 4 new buried 550 gallon gasoline tanks, 1—1000 gallon and 2—550 gallon present buried gasoline tanks, 4 gasoline pumps, parking and storage of more than 5 motor vehicles, 1 new buried 1000 gal. fuel oil tank, signs and lights, 2 gasoline name brand name signs on poles in a business use district is contrary to Sect. 4(a) 15, 29, 46 and 49 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 175 ft. and 75.35 ft. frontage by 74.59 ft. in depth, irregular, on which is located a gasoline service station on part of plot (lot 1186), for which certificate of occupancy No. 1475-21 has been filed; that it is proposed to demolish existing station and to rebuild it, including lots 1187 and 1182, to original lot 1186; and

WHEREAS, the applicant contends that it is proposed to erect the new gas station building on the southerly lot 1187 which lot is in a business district and adjoins lot 1186 on

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which the present gas station has existed since before July 30, 1920; that the present owner purchased the existing gas station on September 1, 1948; that the existing gas station is of metal, over 30 years old and of a nondescript type of architecture; that the concrete islands on which two of the pumps are located extend slightly beyond the building line and the three present buried gas tanks, now in ground, are not sufficient in number or capacity to provide for the anticipated increase for gasoline that might be dispensed; that the owner would like to obtain the Board's approval of a new gas station building which it is proposed to erect on lot 1187, and after this building has been erected, demolish the existing metal gas station building; that the proposed building will have exterior walls of masonry construction with exterior of front and side facing Broadway covered with white porcelain enamel with red color porcelain enamel trim; that the rear and northwesterly side of building is to be given two coats of a white cement wash; that the signs on front and Broadway side of building will be of porcelain enamel to designate the type of station and dealer's name; that the "Flying Horse" emblem on front of building will be of porcelain enamel 6 ft. in height; that the building will be of dimensions called for on plans filed with this appeal, with interior spaces and uses as designated to include lubrication and oil selling, car wash, one lift, minor repairs consisting of minor adjustments with hand tools, changing of automobile tires, repair of tire tubes, etc., office, storage and sale of accessories, utility room, toilet rooms, etc., including 550 gallon buried tank for storage of waste oil outside the building; that the building will be heated by warm air from an approved oil fired, suspended ceiling unit placed below ceiling of utility room with warm air ducts to other portions of the building; that the fuel oil supply would be from buried tank located outside the building; that it is also proposed to install four additional 550 gallon buried gas tanks in addition to the three existing tanks; that the number of pumps will be increased from three to four; that these would be twin pumps, two to each new concrete pump island; that the face of the new islands would be set back 10 ft. from the building line and so placed that gasoline could be safely dispensed at all times; that each island would have light poles and possibly air and water outlets; that a gasoline brand name sign pole will be placed on the northeast corner of lot 1182 and southeast corner of lot 1187, both projecting east 4 ft. beyond the Broadway building line; that there will be an air station at the southerly end of lot 1187; that there are two present curb cuts, one in front of lot 1187 and the other in front of lot 1186; that the one in front of lot 1186 will be eliminated and the one to lot 1187 will be extended and other new curb cuts placed; that two of the gasoline pumps will be located on lot 1182, which the engineering department of Socony Vacuum Oil Company deemed was the proper location for a service station with a frontage of 175 ft.; that it is proposed that parking and storage of more than 5 motor vehicles be permitted on the entire premises leaving adequate aisles at all times so as not to interfere with gas selling equipment and to permit easy entrance and exit for said parking; that the property will be fenced on concrete curbs and will be paved and drained; that the land proposed to be improved, consisting of lots 1182, 1186 and 1187 has an assessed value of \$18,600 and the Socony Vacuum Oil Company have had the property appraised at \$74,000 if and when improved; that while lots 1182 and 1187 are zoned for business use they have no value to the owner other than as an extended use of the existing gas station; that there is not enough business to warrant the erection of stores or improvement of a like character; that the proposed station is the third gas station south of the Yonkers city line, a distance of 1-2/10 miles and the closest station going north is about 16 blocks away; that Broadway is a well travelled highway and will connect at 240th street with the proposed Deegan Express highway; and

WHEREAS, the applicant states that the present owner has held title to lot 1182 since October 25, 1951, to lot 1186 since September 1, 1948 and to lot 1187 since June 10, 1946;

that the assessed valuation of land is \$18,600 and of the buildings \$2,700, making a total of \$21,300; that the building was erected in 1921; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the reconstruction and extension of the lawfully existing gasoline service station substantially as proposed and as indicated on plans filed with this application marked received October 30, 1953 (six sheets), and November 5, 1954 (four sheets), *on condition* that all building and uses shall be removed from the premises and the premises shall be reconstructed and rearranged as indicated on such revised sheets marked received November 5, 1954, except that all pumps shall be located no nearer than fifteen feet to the street building line, and shall be parallel to the building line, and not at an angle; that the accessory building shall be located substantially as shown thereon, and shall comply in all other respects with the requirements of the building code, and shall be constructed of face brick on all exterior sides; that there shall be no cellar under such building; that on the lot line to the west there shall be erected a masonry wall of a height of not less than five feet six inches; that a similar wall shall be erected where walls of adjoining buildings do not occur on the south and north lot lines, except that on the north lot line it may extend for a distance of approximately forty feet from the rear line; that the premises shall be levelled substantially to the grade of Broadway and shall be paved with concrete or asphaltic pavement and properly rolled; that the number of gasoline storage tanks shall not exceed ten 550 gallon tanks; that the existing 1000-gallon gasoline storage tank shall be removed or sealed against any use; that curb cuts shall be restricted to three curb cuts each thirty-five feet in width to Broadway, located where shown, and one curb cut to West 251st street within twenty-five feet of the Broadway building line as shown; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line of one post standard near the intersection of 251st Street for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, permitting such sign to extend beyond the building line for a distance of not more than four feet; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that under Section 7c there may also be parking and storage of motor vehicles awaiting service and other motor vehicles of the pleasure type only; that under Section 7i there may be minor repairing with hand tools only maintained solely within the accessory building; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution; that a new certificate of occupancy shall be obtained.

791-53-A

APPLICANT—William A. Giesen, for Richard Griffin, owner.

SUBJECT—Application October 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—6161-6199 Broadway, southwest corner of West 251st street, Block 3415, Lots 1182, 1186 and 1187, Borough of The Bronx.

APPEARANCES—

For Applicant: William A. Giesen, Robert Crinnion and Richard Griffin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, it appears that the Borough Superintendent did not repeat the objection appealed from when issuing a new set of objections; and

WHEREAS, the Board deems that the Department has no power to declare that no curb cut can be permitted exceeding thirty feet in width unless a dangerous condition is found which would be caused in a specific location by a curb cut more than thirty feet in width.

Resolved, that this appeal be and it hereby is *withdrawn*.

242-54-BZ

APPLICANT—Charles H. Spindler, for CMH Realty Co. Inc., owner.

SUBJECT—Application April 8, 1954 (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include gasoline service station, auto washing, lubricatorium, motor vehicle repairs, storage and sale of accessories, and office.

PREMISES AFFECTED—21-15 Jackson avenue, 46-27 to 46-35 21st street, northeast corner and 21-02 to 21-10 46th road, Block 74, Lot 1, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 13, 1954 after due notice by publication in the Bulletin; laid over to November 9, 1954, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 21st street are in a business use, B area, class 1½ height district; Jackson avenue is in business and unrestricted use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 30, 1954 acting on N.B. Applic. 555-54, reads:

"1. Proposed construction of N.B. on existing gasoline service station, & using premises as a gasoline service station, auto washing, lubrication, minor repairs with hand tools only, office & sale of auto accessories in a business use district, is contrary to Art. II Sec. 4(a), 29, 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 136.62 ft. frontage by 101.58 ft. in depth, irregular; that the premises in question is a triangular block bounded by Jackson avenue, 21st street and 46th road; that this plot is now developed with a gasoline service station constructed in 1921 under fire department plan No. 1150-21, approved September 14, 1921, for which certificate of occupancy No. 15109 was issued on January 7, 1925; that in addition to the gas tank and pumps, the site now contains a small one story office and accessory store, and an open grease pit; that it is proposed to demolish the present building, fill in the present grease pit and construct a new modern gasoline service station building; that in view of the many nearby gas stations and the commercial and industrial nature of the

area, porcelain enamel facing is indicated for the exterior of the building; that the oil company whose products are sold at this station uses porcelain enamel for their standard building and would like to maintain this standard appearance if the Board deems it permissible; that if the Board feels that porcelain enamel is not acceptable, the owner is willing to substitute face brick; and

WHEREAS, the applicant contends that there is a public school directly opposite the site across 46th road, and considerable thought has been given to improving the present conditions with respect to curb cuts opposite the school; that it is proposed to entirely close up the existing 35 ft. curb cut on 46th road so that none of the curb cuts will be on the same street between intersecting streets, with the school, and as a further protection it is proposed to reduce the size of the existing curb cuts along Jackson avenue; that 12 ft. of the existing easterly cut will be closed up and 3 ft. of the existing westerly cut will also be closed up; that at the time that the present station was constructed, section 21-A did not apply to gas stations, so that all of the present cuts were permissible insofar as the school is concerned; that although the station is directly opposite the school, no children actually have to pass the site going to school; that the area to the south and east of the site is industrial in character, with large railroad yards just south of Jackson avenue at this point; that the residential development is to the north and west of the site, so that the ordinary line of travel would not require any children to pass the gas station; that repairing will consist of minor repairs with hand tools only and will be confined to the interior of the building; that the proposed modernization will eliminate the present unsightly open grease pit and will provide an attractive modern appearance for the premises; that in view of this improvement and also in view of the proposed voluntary reduction in curb cuts, it is requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since February 27, 1947; that the assessed valuation of land is \$25,000 and of the buildings \$3,000, making a total of \$28,000; that the building was erected 1923; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the reconstruction and rearrangement of the lawfully existing gasoline service station substantially as proposed and as indicated on plans filed with this application marked "received April 8, 1954", (four sheets), *on condition* that all existing buildings and uses shall be removed and the premises shall be rearranged and constructed as indicated on such plans, except that pumps shall be of a low approved type and shall be erected not nearer than ten feet to the street building line; there shall be no curb cuts to 46th Road; the curb cuts shall be restricted to two curb cuts to Jackson Avenue, each approximately thirty feet in width, and one to 21st Street, of thirty-two feet in width, located where shown; that all the sidewalks and curbing around the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that to effectuate the requirement that there be no opening to 46th Road there shall be a masonry wall not less than two feet in height with a steel picket fence above, to a total height not less than five feet six inches, except that such fence may be reduced to a height of not less than four feet within ten feet of the intersection with Jackson Avenue; that at the two intersections there shall be erected as proposed a block of concrete not less than twelve inches in height extending along the building lines from the intersection for a distance of not less than five feet; that the accessory building shall be of the design and arrangement as proposed without cellar, and shall comply with the requirements of the building code in all other respects, and may be faced with porcelain enamel of an off white color

MINUTES

of a type and make as approved by the Board; that the balance of the premises shall be paved with concrete or asphaltic pavement; that the gasoline storage tanks shall be limited to not over ten 500-gallon tanks; that the signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection of a post standard at each intersection for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, permitting such signs to extend beyond the building line for a distance of not over four feet; that the leaf of the sign to the north shall extend over Jackson Avenue only, and the one to the south may have a leaf extending over Jackson Avenue and also over 21st Street; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7, Subdivision i there may be repairing of a minor nature for adjustments, maintained solely within the accessory building; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution and a new certificate of occupancy shall be obtained.

397-54-BZ

APPLICANT—Patrick D. Concagh, for 309 West 46th Street Corp., owner.

SUBJECT—Application May 20, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the demolition of existing buildings and to permit vacant plot to be used for the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—309-311 West 46th street, north side, 145 ft. west of 8th avenue, Block 1037, Lots 125 and 26, Borough of Manhattan.

APPEARANCES—

For Applicant: P. D. Concagh and Carl Sievers.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 13, 1954 after due notice by publication in the Bulletin; laid over to November 9, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; West 46th street is in residence and retail-I use, B area, class 1½ height districts; 8th avenue is in a retail-I use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 14, 1954 acting on Alt. Applic. 781-54, reads:

"1. Proposed parking lot in residence district is contrary to Art. II, Sec. 3 of Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 100.5 ft. in depth, on which are located two 3-story and basement dwellings, now vacant; that it is proposed to demolish the buildings and use plot for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the plot is improved with two 3-story, class B multiple dwellings, of the brownstone type, built in 1872; that both buildings have been vacant for over a year and are now in a bad state of dilapidation; that in spite of the best efforts of the owner to keep these buildings sealed from intruders, vandals are continually breaking into the interiors and creating fire hazards; that it is proposed to demolish these two structures, level the plot to grade, provide the necessary wire fences and

bumpers and use the vacant plot for the storage and parking of more than five motor vehicles; that violation No. 1927 of 1954 was filed by the department of housing and buildings on March 23, 1954; that this violation requires the owner to remove all broken, loose and falling brownstone masonry and to seal all openings so as to protect the structures from weather and vandalism; that the immediate neighborhood, particularly west of 8th avenue, once a very desirable residential area, has steadily deteriorated during the past several years, and in its present condition, it is almost impossible to realize sufficient income from rent to pay taxes and other fixed charges on the property; that it is for this reason that the owner has decided to demolish both structures and by doing so will comply with the present violation and at the same time, by clearing the land of all improvements, a small reduction in taxes may be realized; that the plot is located in a residence use, B area and class 1½ height district; that the plot was in a business use district from 1916 to November 13, 1936, when it was changed to residence use, which is its present designation; that the area and height district designations have not been changed; that the site is located on the fringe of New York's theatrical district and within a few blocks of Times square; that the demand for off-street parking facilities in this area probably exceeds that of any other area in the city, and in addition most buildings on this street use their basements and first floors for business purposes, especially for restaurants and this increases the need for off-street parking; that this need was doubtless recognized by the Board in a recent decision in which a variance was granted in a similar case on West 48th street under Cal. No. 860-53-BZ; and

WHEREAS, the applicant states that the owner has held title to the property since June 9, 1953; that the assessed valuation of land is \$40,000 and of the buildings \$8,000, making a total of \$48,000; that the buildings were erected 1872; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the plot was found to be vacant with former residential buildings removed; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7h for a term of five (5) years to permit the plot to be occupied for parking and storage of motor vehicles substantially as proposed and as indicated on plans filed with this application, marked received May 20, 1954 (one sheet), and September 17, 1954 (one sheet), on condition that all buildings and uses shall be removed from the premises; that the premises shall be levelled substantially to the grade of 46th Street, and shall be surfaced with clean gravel or steam cinders, and treated with a binder and properly rolled; that there shall be erected on the interior lot lines, where masonry walls of adjoining buildings do not occur, a woven wire fence of the chain link type not less than five feet six inches in height except that the existing wood fence of not less than five feet in height may be continued provided it is maintained in good structural condition and kept properly painted; that a similar woven wire chain link fence shall be erected along the street building line on West 46th Street, with suitable terminating posts at the entrance of the plot toward the center which shall not exceed fifteen feet in width with a curb cut opposite of similar width; that proper bumpers shall be maintained against the fences and against existing walls of buildings for protection thereto; that during the term of this variance, the premises shall be occupied for no other use, and no building shall be erected thereon except there may be one building for use only as an office and shelter for the attendant, not exceeding 100 square feet in area nor one story in height and which may be of frame; the signs shall be restricted to a sign attached to the fence at the entrance, advertising the parking and storage use

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and the rates charged, and such other information as may be required by the Commissioner of Licenses; such sign shall not be illuminated and shall not extend beyond the building line, and shall not exceed fifteen square feet in area; that the sidewalk and curbing in front of the premises shall be repaired or restored to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained on the premises as the Fire Commissioner shall direct; and that all permits required shall be obtained and all work completed under Section 22A of the Zoning Resolution and a certificate of occupancy shall be obtained.

582-54-BZ

APPLICANT—Samuel Rosenblum for 156 William Street Corp., owner.

SUBJECT—Application July 6, 1954 (decision of the borough superintendent), under section 19A(j) of the zoning resolution, to permit in a retail use district the erection and maintenance of an office building, without the required loading berth.

PREMISES AFFECTED—77-83 Ann street, 156 William street, northeast corner and 51-55 Beekman street, Block 93, Lots 17, 20, 31, 32 and 33, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Erwin Wolfson.

For Opposition: William T. Matthews.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 9, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Ann street, William street and Beekman street are in a retail use, B area, class 2½ height district; and

WHEREAS, the decision of the borough superintendent, dated June 7, 1954, acting on amendment to N.B. Applic. 53-54, reads:

"1. Omission of loading berth is contrary to Sec. 19A, Art. IV Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 195 ft. 6½ in. frontage by 117 ft. 11¼ in. in depth, irregular, on which buildings are in process of demolition; that it is proposed to erect a building 195 ft. 6½ in. front by 117 ft. 11¼ in. in depth, irregular, 12 stories, 135 ft. 8 in. in height, of class 1 construction, to be used as an office building; and

WHEREAS, the applicant contends that the plot is an amalgamation of 5 lots, the combination forming an L shaped parcel, irregular in shape; that it is proposed to erect a 12-story office building of class 1 construction, located in a retail district, and there is to be no manufacturing, no warehousing, no stores—merely offices where there is no necessity for trucks to drive up and constantly load and unload merchandise; that this district cannot be compared with sections of the city devoted to the garment trade or west side sections where heavy trucking and traffic prevail; that it is practically an isolated section and there is a paucity of traffic in this territory, where no loading berth is necessary; that when the amount of space taken up by elevators, stairs, mechanical equipment, columns and walls is considered, the useable area of the entire building would be about 135,000 sq. ft.; that the building will be 12 stories with penthouse and there are setbacks on the upper floors, as shown; that the portion of the premises which fronts on William street is only 27 ft. in width and the lot (No. 20) has a depth of 100

ft.; that this corner alone takes an area of 2,700 sq. ft. per floor, and for the entire building comprises 35,000 sq. ft. of area; that section 19A-h3, states no entrance to and no exit from off street loading berth shall be located less than 50 ft. from any point of intersection of the street lines of two streets; that this portion of the premises is only 27 ft. in depth for a distance of 100 ft., and then at that point are the main utility features of the building; that it can thus be seen that there are physical difficulties in planning for off-street loading berth; that taking into consideration the irregular shape of the building, the fact that it is to be only 12 stories in height, the nature of the district in which this building is to be erected, with no traffic conditions requiring such a berth, the selective tenancy that will occupy the structure, it is requested that the board grant a variation and the elimination of a loading berth in this structure; and

WHEREAS, the applicant states that the owner has held title to the property since May 6, 1954; that the assessed valuation of land is \$166,000 and of the existing buildings \$74,000, making a total of \$240,000; and

WHEREAS, the Board deemed that in view of the proposed office tenancy for large areas mainly for insurance interests that there was no need for an off-street loading berth as it is represented that there will be no merchandise handled in the building by any of the tenants; and

WHEREAS, the Board is thoroughly familiar with the area; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19A, Subdivision j of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under Section 19A, subdivision j, to permit the omission of the required loading berth, on condition that the building throughout shall be for office occupancy and that no merchandise of any kind shall be delivered or taken from the building other than the necessary furniture and equipment required for offices; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

637-54-BZ

APPLICANT—Eggers and Higgins, for Law Center Foundation, owner.

SUBJECT—Application August 2, 1954 (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district, the demolition of existing building (unit 1) and the reconstruction of a structure to be used in conjunction with existing building (unit 2), using more than the area permitted at curb level and without the required rear yard across entire rear of lot and extending from street lot line to rear lot line and, without yard starting at curb level.

PREMISES AFFECTED—64-72 Washington place and 33-36 Washington Square West, south west, corner, Block 552, Lots 22, 24 and 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Russell D. Niles, Harry B. Rutkins and John Lowry.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 9, 1954, after due notice by publication in the Bulletin;

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WHEREAS, the district maps accompanying the zoning resolution show that the site and Washington Square West are in a residence use, C area and Class 1 $\frac{1}{4}$ height districts; Washington place is in residence and retail use, C area and Class 1 $\frac{1}{4}$ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 6, 1954, acting on Amendment to Alt. App. 566/54 and superseded by decision dated September 30, 1954, which reads:

"2. Reconsideration denied—obj. repeated. New structure may occupy at the curb level not more than 60 per cent of the area of the lot. Plans show 100 per cent coverage on the 1st sty. Art. IV, Sec. 13 (b) Z.R.

3. Provide a yard, extending across the entire rear of the lot, and extending from street lot line to the rear lot line. Section 27 M.D. Law and Art. IV, Sects. 13 (a) and 17 Zone Res.

4. Yard of multiple dwelling located in Residence district must start at curb level. Sec. 17(b) of Art. IV of Zone Res. and Sec. 27 M.D.L."

and

WHEREAS, the applicant states the premises consist of a plot 110 ft. front by 150.33 ft. in depth, on which are located two units, namely, unit #1 which is the old section of the building located on the interior portion of plot (lots 24 and 25) and unit #2 which is the new section located on the corner of plot (lot 22); that unit #1 was erected partly in 1898 and partly in 1912; it is of fireproof construction, 8 stories, 96 feet, in height; there are approximately 21 hotel rooms per floor except for the first story which has office, kitchen and dining facilities; that unit #2 was erected in 1930, replacing an older section of the building on the corner and is of fireproof construction, 16 stories and 150 feet in height; there are approximately 15 hotel apartments per floor, except for the first story which has office, shop and dining facilities in addition thereto; that the building, consisting of units 1 and 2 is covered by Certificate of Occupancy #38283; that a single boiler plant located in unit #2 serves both sections; and

WHEREAS, the applicant states that the Law Center of New York University is in great need of dormitory space for students; it is therefore proposed to alter this building for such use; that Unit #1 will be demolished and replaced with a new 8-story extension to Unit #2, the corner section; it will be 84 feet in height; that Unit #2 will be altered in a minor way so as to function properly with the proposed extension thereto; that the combined building will be used for students' living quarters, lounge, swimming, recreation and dining facilities, except that the 8th to 16th stories of unit #2 will continue as an apartment hotel for public use until such time as the university can acquire this tenant space for its own use; that the architecture of the extension will match the existing structure and will conform to residential character of the street; and

WHEREAS, the applicant contends that one of the major functional needs of proposed alteration and extension is a dining room with kitchen facilities; that this requires a large space and can best be provided on the first story; that it is therefore proposed to occupy all of the plot on the 1st story except for inner court at rear of existing unit #2; this coverage will be 97%; that existing units 1 and 2 now cover 93% of the lot area on the 1st story; that included in the proposed coverage will be the one story kitchen and dining area which will extend in height from 11 ft. to 23 ft. above curb level; that the said structure will cover 100% of the lot area now occupied by unit #1, which is to be demolished for the new extension or replacement; that above the 1st story, the new extension will cover no more than 40% of the lot area now occupied by unit #1 in lieu of permitted 60% coverage; that thus the large open space for proposed extension will provide much needed light and ventilation for the interior center portion of block and surrounding buildings; that proposed coverage on 1st story will in no way measurably affect light or ventilation of adjoining property; that the existing unit #1 covers 94% of lot area on the 1st story; that open area consisting largely of

several small enclosed courts or air shafts; that above the 1st story the unit covers 90% of lot area for entire height of 7 stories; that the proposed extension will be 84 ft. in height as compared to existing building height of 96 feet; that the corner unit #2 and the extension when completed will occupy 67.6% of combined lot area; that a yard of substantial area will be provided for the extension at rear; that no yard is provided at the street line, as the extension street frontage is only 55 feet and a yard would diminish that frontage to 45 feet; that it would also force more building coverage into the center portion of the block, thus creating small open spaces in the rear; furthermore, if a separate building was to be erected on this plot, in lieu of proposed extension to corner, only a rear yard would be required; a side yard would be unnecessary and the said structure could be built on entire street frontage; that the existing unit #1 now occupies entire street frontage and the proposed extension is a replacement of this old section; that the dining and kitchen facilities can be best provided on the first story; that any yard required to start at curb level would greatly diminish the much needed area to house these facilities; that even though the yard for proposed extension does not start at curb level, the coverage of 1st story up to 23 ft. above curb and the full street frontage will in no way measurably affect the light or ventilation of any adjoining property; and the large open space above the first story will actually be an asset to the center portion of the block and the surrounding buildings; that in general, it would be possible to alter unit #1 wherein the front half would be maintained for its full frontage and the rear half cut down to a height of one story; that in this manner the coverage and yard problems may be solved, but as an alternative, it would be less desirable, costly and impractical from the point of view of arrangement of spaces and structural conditions, than the building proposed;

Area of entire lot	16,047 sq. ft.
Area of lot unbuilt upon	7,643 sq. ft.
Area permitted at curb level	5,336 sq. ft.
Area proposed at curb level	7,197 sq. ft.
Area in Excess	1,861 sq. ft.

zoning affecting the plot was changed by amendment July 12, 1945 from B, 1 $\frac{1}{2}$ residence and business to C-1- $\frac{1}{4}$, residence; that prior to change, part of residence district extended back 100 ft. from Washington Square West; after change, the entire residence district extended back 270 ft. from Washington Square West; and

WHEREAS, the applicant states that the present owner has held title to the property since May 1, 1953; that the assessed valuation of land is \$274,000; and of the buildings, \$1,046,000, making a total of \$1,320,000; and the buildings were erected in 1898, 1912 and 1930; and

WHEREAS, the premises and the surrounding area were previously inspected by a committee of the Board; and

WHEREAS, the Board found that the open spaces proposed provide a better condition than the present building provides; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the ground of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21 as to area, to permit the location of the yards and courts substantially as proposed and as indicated on plans filed with this application, marked "Received August 2, 1954" (16 sheets), on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and to permit the omission of the yard starting at curb level, permitted in resolution adopted this day under Cal. No. 638-54-A, on condition that the building in all other respects shall comply with all requirements therefor and that both the kitchen and dining room and serving spaces connected to kitchen and dining room shall be

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ventilated in accordance with the requirements and the exhaust through ducts or flues to above the roof of the adjoining 16 story building to which this building is an extension; that there shall be no opening in the westerly wall for its full height; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

638-54-A

APPLICANT—Eggers and Higgins, for Law Center Foundation, owner.

SUBJECT—Application filed August 2, 1954, pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 27 of the Multiple Dwelling Law relating to required open spaces.

PREMISES AFFECTED—64-72 Washington place and 33-36 Washington Square West, southwest corner, Block 552, Lots 22, 24 and 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Russell D. Niles, Harry B. Rutkins and John Lowry.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated July 6, 1954, on amendment to Alt. App. 566/54, reads:

"A3. Provide a yard, extending across the entire rear of the lot, and extending from street lot line to the rear lot line. Section 27 M.D. Law and Sections 13(a) and 17 Zone Res.

A4. Yard of multiple dwelling located in Residence district must start at curb level. Sec. 17(b) Zone Res. and Sec. 27 M.D.L."

and

WHEREAS, the applicant states that the building is 8 and 16 stories, 96 ft. and 150 ft. in height, 110 ft. front by 150 ft. in depth at street level, 110 ft. front by 142 ft. in depth at typical floor level, of fireproof construction, erected in 1892, 1912 and 1930 on a lot 110 ft. front by 150 ft. in depth, in a residence use, C area, Class 1 $\frac{1}{4}$ height district; used and occupied since 1892, 1912 and 1930 as follows: Cellar—boilerroom, storage and utilities, 6 persons; 1st floor—dining room, kitchen, apartments and offices, 390 persons; 2nd to 8th floors, inclusive, apartments and hotel rooms, 51 persons each floor; 9th to 16th floors, apartments, 30 persons per floor; penthouse—apartments, 10 persons; proposed to be used and occupied as follows: Cellar—boiler room, utilities, storage, swimming pool and lockers, 80 persons; 1st floor—dining room, kitchen, lounge, apartments and offices, 555 persons; 2nd floor—lounge, dormitories and apartments, 110 persons; 3d through 8th floors—dormitories and apartments, 40 persons per floor; 9th floor—dormitories, apartments and mechanical space, 30 persons; 10th to 16th floors—dormitories and apartments, 30 persons each floor; penthouse—apartments, 10 persons; that the building is provided with approved standpipe system and approved one-source sprinkler and approved interior fire alarm systems; and

WHEREAS, Certificate of Occupancy #38283 issued by the Borough Superintendent March 13, 1951, upon completion of work under Alt. App. 955/47 classifies the building as an heretofore erected existing Class A hotel of Class 1 fireproof construction and permits the present use and occupancy; and

WHEREAS, the applicant states the site is improved with Unit 1, 8 stories, 96 ft. in height, of fireproof construction, erected in 1898 and 1912, located on lots 24 and 25; and Unit 2, erected in 1930 on the corner lot (22); that in unit 1

there are approximately 21 hotel rooms per floor except for the first story which is used as office, kitchen and dining facilities; and unit 2 which is 16 stories in height, of fireproof construction; there are 15 hotel apartments per floor except for the first floor which is used as office, shop and dining facilities; that it is proposed to alter the building for use as dormitories for students of the Law Centre of New York University; that Unit 1 will be demolished and replaced with a new 8-story extension to Unit 2; the new extension will be 84 ft. in height; that the combined building will be used for students' living quarters, lounge, swimming, recreation and dining facilities, except that the 8th to 16th stories of unit 2 will be used as an apartment hotel until such time as the university can acquire this tenant space for its own use; that one of the major needs of the proposed altered building will be a dining room with kitchen facilities which can best be provided on the 1st story; that it is therefore proposed to occupy all of the plot on the 1st story except for the inner court at rear of existing unit 2; that this coverage will be 97%; that the existing buildings now cover 93% of the lot area on the 1st floor; that the proposed coverage of the one-story kitchen and dining area on the 1st floor will extend from a height of 11 feet to 23 feet above curb level; that the proposed extension will cover 100% of the area now covered by unit 1 which is to be demolished; that above the 1st story the new extension will cover not more than 40% of the lot area now occupied by unit 1, in lieu of the permitted 60% coverage; that the proposed excess coverage on the 1st story will in no way measurably affect the light and variation of adjoining property; that the proposed extension will be 84 ft. in height as compared with the existing building height of 96 feet; that the combined buildings, consisting of unit 2 and the proposed extension to replace building #1 when completed will occupy 67.6% of the combined lot area; and

WHEREAS, the applicant contends as to Objection A-3, that a yard of substantial area will be provided for the extension at the rear; that no yard will be provided at the street line as the extension street frontage is only 55 feet and a yard would diminish it to 45 feet; that it would also cause more building coverage at the center portion of the block, thus creating small open spaces in the rear; that if a separate building were to be erected on this plot, in lieu of the proposed extension to this building, only a rear yard would be required and a side yard would be unnecessary and the structure could be built on the entire street frontage to replace existing unit 1 which now occupies the entire street frontage; and

WHEREAS, the applicant contends as to Objection A-4, that the dining and kitchen facilities can best be provided on the 1st story; that a yard starting at curb level would diminish the much needed area required to house these facilities; that even though the yard for the proposed extension does not start at curb level, the coverage of the 1st story up to 23 feet above curb and the full street frontage will in no way measurably affect light or ventilation of any adjoining property; that the large open space above the 1st story will actually be an asset to the center portion of the block and the surrounding buildings; that it would be possible to alter unit #1 so as to maintain the front half of the building for its full frontage and cut the rear half down to a height of one story; that in this manner the coverage and yard problems would be solved, but it would be less desirable, more costly and impractical from the point of view of arrangement of spaces and structural conditions than the demolition of the building on Unit #1 and its replacement by a new building, as proposed, as an extension to Unit #2 now existing on the corner portion of the plot.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 566/54, Objections A3 and A4, be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, to permit the omission of the yard starting at curb level, *on condition* that the yards and courts shall comply with the requirements of the resolution adopted by the Board this day under Cal. No. 637-54-

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BZ; that the kitchen, dining room and service spaces shall be ventilated in accordance with the requirements and exhaust through ducts or flues above the roof of the adjoining 16-story building to which this building is an extension.

Adjourned: 3:05 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 9, 1954, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

303-53-A

APPLICANT—William Picker Co., for C. & W. Holding Corp., owner.

SUBJECT—Appeal from a decision re an order of the Fire Commissioner.

PREMISES AFFECTED—132 Greenwich street, west side, 25 ft. south of Cedar street, Block 54, Lot 21, Borough of Manhattan.

APPEARANCES—

For Applicant: Morris Picker.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, Order #92892 LC issued by the Fire Commissioner October 23, 1952, and repeated in his decision dated April 16, 1953, reads:

"To store paints, Savasol, etc. for sale.

1. Discontinue the storage of volatile inflammable oil (Savasol #1 and 4) in excess of 550 gallons. C19-51-a-1, Administrative Code.

2. Discontinue the storage of volatile inflammable oil in buried tanks for which a certificate of approval has not been issued. C19-11-0, Administrative Code."

and

WHEREAS, the applicant states the building is 2 stories, 26 ft. in height, 25 ft. 6 in. front by 58 ft. in area, of class 3 construction, erected in 1929 in an unrestricted use, B area, Class 2 height district, used and occupied since 1930; Cellar—storage of paint in cans, 0 persons; 1st floor—paint store, 10 persons; 2nd floor—restaurant, 68 persons; and proposed to be occupied as follows: Cellar—same; 1st floor—same; 2nd floor—office and showrooms, 20 persons. The building is provided with one 4 ft. wide interior iron stairs, enclosed with fire-retarded partitions, equipped with fireproof, self-closing doors and leading direct to street, provided with a ladder and scuttle to roof; and

WHEREAS, a Certificate of Occupancy #15922 issued September 13, 1929, upon completion of work under N.B. App. 496/29 permits the following use and occupancy: Cellar—storage; 1st floor—store, 10 persons; 2nd floor—office and showrooms, 20 persons; and

WHEREAS, Violation No. 3530 of 1951 was issued by the Borough Superintendent, for changing the use of the 2nd floor from office and showroom to restaurant, contrary to Certificate of Occupancy #15922; and

WHEREAS, the applicant states that the restaurant use on the 2nd floor is now in the process of being vacated and the certificate of occupancy will hereafter be complied with; and

WHEREAS, the applicant states that on or about April 30, 1951, it was informed by the Fire Department that a buried system was required for the storage of Savasol; that plans were filed with the Borough Superintendent under F.P.

App. 1465/51 for the installation of two 275 gallon storage tanks for Savasol; that the applicant was later informed by its supplier that the minimum shipments of Savasol would be 350 gallons and thereafter on April 8, 1952, he amended plans filed with F.P. 1465/51 so as to increase the size of tanks to 350 gallons capacity each and these plans were approved April 25, 1952, by the Borough Superintendent; that prior to the installation tanks were approved by Inspector Dean of the Fire Department who was present at the scene; that in July, 1952, the buried storage system was installed in the presence of Inspector Dean of the Fire Department; that on December 30, 1952 the owner informed the tenant of the 2nd story restaurant that he must vacate the premises due to the issuance of Violation #3530 by the Borough Superintendent; and

WHEREAS, the applicant states that in addition to the two 350 gallon buried tanks for the storage of Savasol #1 and #4 respectively are encased in 12 in. concrete two feet below the lowest level of the cellar floor within 10 ft. of the tanks; that the tanks in question are 30 in. in diameter, 4 ft. in length constructed of ½ in. thick plate; and

WHEREAS, the applicant states that in addition to the solvent stored in the tanks in question there are tanks existing on the premises above the cellar floor, as indicated on plans filed with this appeal and these tanks are used for the following: 200 gallons of Savasol with flashpoints of 105° F., 200 gallons of kerosene, flashpoint, 140° F., 50 gallons of Paraffin oil, flashpoint, 310° F., 100 gallons of denatured alcohol, flashpoint of 70 degrees; that 50-55 gallons of Creosote in pints, flashpoint of 180° F., 75 gallons of turpentine in pints, flashpoint 105° stored on the premises; not more than 50 gallons each of Savasol No. 1 and #4 are stored on the premises; that these products flash at room temperature; and

WHEREAS, the applicant states that the existing tanks above the cellar floor used for the storage of the above solvents have been constructed by the Bowser Tank Company and are of the suction type with pumps delivering the products to the main floor of the building and are provided with no outside vents; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner, as expressed in Order #92892 LC be and it hereby is *modified* and that the appeal be and it hereby is *granted*, as to Objections 1 and 2, *on condition* that in all other respects the conditions in the paint store and cellar shall comply with all laws, rules and regulations applicable thereto and are maintained to the satisfaction of the Fire Commissioner; that the balance of the building occupied by other tenants shall comply with all requirements therefor; that the total storage of volatile inflammable oils shall not exceed 750 gallons and that existing tanks may be continued and that any new tanks if installed shall comply as to capacity and construction; that such fire-fighting appliances shall be maintained as the Fire Commissioner shall require.

490-53-A

APPLICANT—Joseph H. Sand, for Aage F. Bjerrum, owner.

SUBJECT—Application June 26, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—374 Lexington avenue, south side, 325 ft. east of Marcy avenue, Block 1804, Lot 20. Borough of Brooklyn.

APPEARANCES—

For Applicant: Norman H. Blumen and Aage F. Bjerrum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated May 27, 1953 on Alt. Applic. 3970/52, reads:

"1. Provide at least two means of exit from the 2nd floor enclosed in fireproof partitions and complying in all details with Sect. 270 of the Labor Law.

2. Provide at least two exits from the 1st floor as required by Sect. 270 of the Labor Law."

and

WHEREAS, the applicant states that the building is three stories, 34 ft. in height, 25 ft. by 66 ft. in area at 1st floor, 25 ft. by 50 ft. in area at typical floor, of class 3 construction, erected 1900, located on a lot 25 ft. front by 84 ft. 6 in. in depth, in an unrestricted use, C area, class 1½ height district, and used and occupied since August 1949; 1st floor—manufacturing, 1 person; 2nd floor—wood pattern and model works, 3 persons; 3rd floor—storage, no persons; that the manufacturing conducted on the 1st floor consists of the manufacturing of writing inks; and

WHEREAS, the applicant states that the building was used as a factory by a former owner prior to July 1, 1948; and

WHEREAS, the applicant states that the building will be used and occupied, upon completion of the alteration in question, as follows: 1st floor—manufacturing printing ink, 1 person; 2nd floor—wood patterns and model works, 3 persons; 3rd floor—storage, no persons; that the building is provided with one 3 ft. 6 in. wide interior iron stairs, enclosed in one hour partitions, equipped with wood self-closing doors; stair hall leads direct to street and is provided with a ladder and scuttle to roof; that in addition, there is a fire escape on the rear of the building consisting of a party wall balcony connected by ladder and leading to roof by gooseneck ladder with egress to yard from lowest balcony by sliding drop ladder; and

WHEREAS, Certificate of Occupancy #123425 was issued May 11, 1949 upon completion of Alt. 212/47 permitting the following use and occupancy; 1st floor—manufacturing—light, 4 persons; 2nd floor—vacant and unoccupied; 3rd floor—vacant and unoccupied, and certifying the live load capacity of the 2nd floor to be 120 lbs.; and

WHEREAS, the owner was convicted and fined in Municipal Term Magistrate's Court June 29, 1952 on a charge of violation of section C26-643a-9.0 of the Administrative Code and section C26-207.0 of the Administrative Code; and

WHEREAS, the applicant contends that although the building was originally a 3 story building, the top floor has not been used for many years and is physically cut off from the remainder of the building; that the 1st floor is rented out and the 2nd floor is occupied by the owner; that the 1st floor is used for the conduct of a one-man business for the storage of ink, with a single occupant; that the 2nd floor is used by the owner as a pattern and model works; that the work conducted is essentially that of an artisan and modeler and the entire personnel of the business consists of the owner and two helpers; and

WHEREAS, the applicant states that he conducted his business in the Borough of Queens for many years and in May 1949 purchased the building in question for his own use; that before using the building on the 2nd floor, he installed without permit an iron stairway and 10 in. double strength steel girder to support the upper floor with lally columns and a cross beam; and

WHEREAS, the applicant contends that the 3rd floor is completely closed off and not used; that there is no machinery or equipment on the 1st floor of the building; that the machinery on the 2nd floor consists of a small woodworking plant; that the machines on the 2nd floor are not in regular or constant use; that when the owner or his two helpers are in the process of working on patterns, the machines are used successively, as required; and

WHEREAS, the applicant contends that plans filed with this appeal indicate ample means of egress have been provided; and

WHEREAS, the applicant further contends that the outside fire escape furnishes an adequate and safe secondary means of egress in the event of fire; and

WHEREAS, the premises was inspected by a Committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. Applic. 3970/52, Objections 1 and 2, and that the appeal be and it hereby is *granted on condition* that the exits from the first story and from the upper floors shall be maintained in accordance with the proposal as indicated on plans filed with this appeal, marked "Received June 26, 1953" (3 sheets) and plan of existing conditions marked "Received April 7, 1954" (3 sheets); that the building shall not be increased in height or area and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and *granted* only so long as the type of occupancy is as set forth and that a certificate of occupancy shall be obtained.

372-54-A

APPLICANT—H. E. Horwood, for Colkat Inc., owner (Baker Linen Co., lessee).

SUBJECT—Application May 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—315-317 Church street, east side, 18 ft. 8 in. south of Lispenard street (cellar); Block 194, Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE—

Affirmative: Chairman Murdock and Commissioner Keating 2

Negative: Commissioner Kleinert and Deputy Chief Connors 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 26, 1954 on Alt. Applic. 569/54, reads:

"1. Cellar exits contrary to #271, Labor Law."

and

WHEREAS, the applicant states that the building is 5 stories, 76 ft. 4 in. in height, 37 ft. 11½ in. by 75 ft. 1½ in. in area, of class 3 construction, erected 1867, located on a lot 47 ft. 11½ in. front by 75 ft. 1½ in. in depth, in an unrestricted use, B area, class 2 height district and used and occupied since 1928 with a certificate of occupancy as follows: cellar—receiving and shipping, 8 persons; 1st floor—salesroom and room, 10 persons; 2nd floor—office, 20 persons; 3rd floor—office, 14 persons; 4th floor—stock room for textiles, 4 persons; 5th floor—cutting and hemming of linens, 23 persons; that the building is provided with a one-source sprinkler system, two 40 in. wide interior stairs, the easterly stairs being of steel construction enclosed in partitions of cement on rib lath, extending to roof bulkhead and direct to street; that the southerly stairs is of wood construction enclosed in partitions of wood stud, lath and plaster and stairhall doors are fireproof, self-closing; that in addition there is one fire escape on the Church street side extending to street by counterbalanced stairs; that window and door openings on the course of the fire escape are fireproof, self-closing; and

WHEREAS, violation No. 6312-53 was issued by the Borough Superintendent August 21, 1953 for failure to maintain proper egress from the cellar to the street as required by section 271 of the Labor Law; and

WHEREAS, the applicant states that the building faces on two streets, is equipped with a one-source sprinkler system with central office supervisory alarm and is occupied throughout by a single tenant for showroom and offices except the top floor, where a maximum of 23 persons are engaged in cutting linen into tablecloths, napkins, dish towels, etc. and hemming the edges of same, and it is only due to this fac-

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tory use on the 5th floor that the order was issued; that the exits from the cellar consist of stairway enclosed in 3 in. blocks equipped with fireproof self-closing door leading thereto; that such stair leads up to the 1st floor open show-room area about 20 ft. from the street doors; that the 2nd cellar exit is an engineer's ladder to the Church street side from the former boiler room to the street and it is proposed to install an additional ladder as shown; that this boiler room is no longer in use as heat is furnished by the New York Steam Company; and

WHEREAS, the applicant contends that there are only about 8 persons employed in the cellar which is used for receiving and shipping and it is proposed to install an additional engineer's ladder to the present trap doors on the Lispenard street side; that in view of the fact that the building is used throughout by one firm and the exits above the cellar are in compliance, and in view of the sprinkler system with central office supervisory alarm and the fact that the building faces on two streets, and as the violation on the cellar is due only to the small amount of manufacturing on the 5th floor, it is requested that the decision of the Borough Superintendent be modified and the present cellar exits accepted on condition that an additional engineer's ladder be installed to the existing iron trap doors on the Lispenard street front; and

WHEREAS, under Cal. No. 1607-17-S the Board modified the requirements of section 79b of the labor law so as to relieve the owner of rearranging the fire escapes on the west side of the building and so as to accept the existing exits as adequate on condition that the partitions enclosing the stairway on the Church street or south side of the building be covered on the loft side with approved fire retarding material and all openings thereto equipped with fireproof self-closing doors.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 569/54, Objection 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

262-36-A—Vol. III

APPLICANT—Joseph A. Marck, for Rosemarie Millford, owner.

SUBJECT—Application for consideration—reopening as Vol. III and to consider alteration—re Appeal from a decision of the borough superintendent; previously dismissed for lack of prosecution.

PREMISES AFFECTED—154-34 Riverside drive, south side, 60 ft. east of Riverside drive, 3rd floor, Block 4543, Lots 5 and 7, Beechhurst, Borough of Queens.

APPEARANCES—

For Applicant: Jack G. Hiltz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. III, subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

382-43-A—Vol. V

APPLICANT—Henry G. Harris, for Caton Nursing Home, owner.

SUBJECT—Application for consideration—reopening as Vol. V and consider a new proposal—re Appeal from a decision of the borough superintendent; previously denied.

PREMISES AFFECTED—150 Ocean parkway, west side, 395 ft. south of Caton avenue, Block 5328, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry G. Harris.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. V to consider new proposal, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn after hearing.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the premises was inspected by a committee of the Board which found a dangerous condition warranting the installation of a sprinkler system; and

WHEREAS, the applicant stated he intends to file a new appeal having a different proposal, including enclosing present conveyors used in the paper box factory.

Resolved, that this appeal be and it hereby is *withdrawn*, without prejudice.

362-54-A

APPLICANT—Technicon Chemical Co., Inc., owner.

SUBJECT—Application May 3, 1954—Re: Packaging, storage and of combustible mixture known as Technicon (Clearing Agent) Dehydrant Type C650, in glass containers (capacity of containers in excess of 32 oz., contrary to Adm. Code requirements).

APPEARANCES—

For Applicant: None.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal dismissed for lack of prosecution; no appearance for applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

360-53-A

APPLICANT—L. Brodsky and Sons, for Lemarsel Realty Corp., owner.

SUBJECT—Application May 1, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—8 Greene street, east side, 101 ft. 1¾ in. north of Canal street, Block 230, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Abe Brodsky.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to November 16, 1954, at 2 P. M. for owner to clear out the two top stories and certify to the Board that same has been done and the two stories completely vacant. The premises were inspected by a committee of the Board.

799-53-A

APPLICANT—Leonard F. Rothkrug, for Congregation Ahavath Israel and Talmud Torah of East Midwood, Inc., owner.

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SUBJECT—Application November 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1122 East 29th street, west side, 140 ft. south of Avenue K (Block 7628, Lot 53), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Rabbi Bernard L. Berzon, Henry Solomon and Hyman Kleinman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1954, at 2 P. M. for applicant to discuss with owner as to withdrawal of this appeal.

824-53-A

APPLICANT—Bernhardt T. Berman, for Sol. R. Mantell, owner.

SUBJECT—Application November 19, 1953 filed pursuant to Section 35 General City Law re premises in bed of a mapped street—Beach 68th street and an Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—68-02 Bayfield avenue, north side, 275 ft. west of Beach 67th street, Block 447, Lot 83, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Bernhardt T. Berman and Solfred Maizus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Joseph Sweeney, Dep't of Hospitals.

ACTION OF BOARD—Laid over to November 30, 1954, at 2 P. M. for inspection and decision; hearing closed.

138-54-A

APPLICANT—Aaron Gelman, for Lester T. Doyle (trustee).

SUBJECT—Application February 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1100-1104 East 177th street, southeast corner of Devoe avenue, Block 3904, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Aaron Gelman and Samuel Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1954, at 2 P.M. for applicant to file revised drawings and copy of the lease.

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.

SUBJECT—Application March 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur E. Cooney and R. H. Fraser.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1954, at 2 P.M. for applicant to obtain a new decision from the Borough Superintendent as to the fire escape of the adjoining building at #5 East 47th street occupied by a different owner.

338-54-A

APPLICANT—George Raymond Euell, for Marguerite Guthrie, owner (Shaffey Bashure, lessee).

SUBJECT—Application April 28, 1954—Appeal from a decision of the borough superintendent re Revocation of permit—Alt. 5114/53.

PREMISES AFFECTED—2777 Knapp street, east side, 263.66 ft. north of Shore parkway and 2776 Plumb street (Block 7546, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: Sidney L. Masone and Kraditor and Haber.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Siegfried Hofmann, Dep't of Marine and Aviation.

ACTION OF BOARD—Laid over to November 30, 1954, at 2 P.M. for applicant to obtain a decision from the Borough Superintendent.

488-54-A

APPLICANT—J. M. Nicholson, for The Long Island Railroad Co., owner.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—91-53 121st street, northeast corner of Atlantic avenue, Block 9375, Lot 58, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1954, at 2 P. M. at written request of applicant; applicant to be notified.

569-54-A

APPLICANT—Cole and Liebmann, for Augusta Realty Co., Inc., owner.

SUBJECT—Application July 8, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172, subdivision 1 of the Multiple Dwelling Law re minimum dimensions of yard.

PREMISES AFFECTED—2009 Lexington avenue, east side, 14 ft. 6 in. north of East 122nd street, Block 1771, Lot 21½, Borough of Manhattan.

APPEARANCES—

For Applicant: H. M. Cole.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1954, at 2 P. M. for further study by the Board.

570-54-A

APPLICANT—Cole and Liebmann, for 2015 Lexington Avenue Realty Corp., owner.

SUBJECT—Application July 8, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172, subdiv. 1 of the Multiple Law re required yard area.

PREMISES AFFECTED—2015 Lexington avenue, east side, 58 ft. north of East 122nd street, Block 1771, Lot 20½, Borough of Manhattan.

APPEARANCES—

For Applicant: H. M. Cole.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1954, at 2 P. M. for further study by the Board.

571-54-A

APPLICANT—Cole and Liebmann, for August Redman, owner.

SUBJECT—Application July 8, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172(1) of the Multiple Dwelling Law re required yard area.

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PREMISES AFFECTED—2017 Lexington avenue, east side, 72 ft. 6 in. north of East 122nd street, Block 1771, Lot 20¼, Borough of Manhattan.

APPEARANCES—

For Applicant: H. M. Cole.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1954, at 2 P. M. for further study by the Board.

492-27-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Halward Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use district, the change in occupancy from gasoline service station to gasoline service station, sales office, lubritorium, brake testing, wheel alignment and extension of existing structure.

PREMISES AFFECTED—1134-1144 East New York avenue, and 2-12 East 98th street, southwest corner, Block 4600, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on July 23, 1946, on certain conditions; and

WHEREAS, plans submitted as being in substantial compliance with the Board's resolution, were approved on November 4, 1953; and

WHEREAS, the resolution was amended on January 19, 1954; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 28, 1933, as thereafter *amended* by resolutions adopted through January 19, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 3441/45 & Misc. 2186/51)

324-29-BZ—Vol. II

APPLICANT—Ingram S. Carner, for May R. Hamilton, owner.

SUBJECT—Application for consideration—reopening and amend as to additional tanks—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence and local retail use district, the reconstruction and enlargement of accessory building on an existing gasoline service station (previously granted by the Board), to be used as a brake, battery and tire service, car washing, lubritorium and sale of auto parts and accessories.

PREMISES AFFECTED—231-06 Northern boulevard, southeast corner of 231st street, Block 8164, Lots 22 and 27, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 31, 1950, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on March 25, 1952; and

WHEREAS, the resolution was amended from time to time and last amended on March 25, 1952; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 31, 1950, as thereafter *amended* by resolutions adopted through July 25, 1952, only so far as it has reference to the number of gasoline storage tanks, so that as *amended* this portion of the resolution shall read:

"that the number of gasoline storage tanks shall not exceed nine 550 gallon tanks, as passed on by the Borough Superintendent under Misc. App. 955/54, Objection 1; that additional tanks as proposed shall be located as shown on plans marked 'Received October 19, 1954' (1 sheet).

558-37-BZ

APPLICANT—Philip S. Garozzo, for City of New York, owner. (Michael Garozzo, lessee.)

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, for a term of two years, permitting in a business use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—62-66 Henry street and 23-29 Market street, southwest corner, Block 277, Lots 24 to 27 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Philip S. Garozzo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 27, 1938, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 12, 1952; and

WHEREAS, the term of variance was extended from time to time and last extended on November 12, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 27, 1938, as thereafter *amended* by resolutions adopted through November 12, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision h for a term of five (5) years, from the date of this *amended* resolution to permit * * *; that other than as herein

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amended the resolutions above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within three (3) months from the date of this *amended* resolution." (Atl. App. 1836/49)

599-37-BZ

APPLICANT—Bess Oresky, for 3536 Park Avenue Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business and partly in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1663-1681 St. Nicholas avenue, west side, 14 ft. 5 in. north of Fairview avenue and 59-61 Hillside avenue, Block 2170, Lot 129, Borough of Manhattan.

APPEARANCES—

For Applicant—Fred C. Dahlem and Bess Oresky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board April 12, 1938, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on October 28, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 12, 1938, as thereafter *amended* by resolutions adopted through October 28, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision h for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Letter decision dated 12/9/37)

571-41-BZ

APPLICANT—Nathaniel C. Saxe, for Davis Koss, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—26-02 to 26-08 Seagirt avenue, north side, from Beach 26th street to Beach 27th street, 201-209 Beach 26th street and 202-212 Beach 27th street, Block 280, Lots 16 and 19, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 17, 1941, on certain conditions; and

WHEREAS, the resolution was amended on June 22, 1948; and

WHEREAS, the term of variance was extended from time to time and last extended on July 20, 1954; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 17, 1941, as thereafter *amended* by resolutions adopted through July 20, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and a new certificate of occupancy obtained and all work completed within six months from the date of this *amended* resolution" (Misc. App. 4658/41 and new decision of 6/28/54).

315-49-BZ

APPLICANT—Henry Nordheim, Briceta Fasciglione, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of two years.

PREMISES AFFECTED—2314-2318 Beaumont avenue, east side, 240 ft. north of East 183rd street, Block 3103, Lot 11, Borough of the Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 22, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 22, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision h for a term of five (5) years, from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution" (Alt. App 234/49).

377-49-BZ

APPLICANT—Prezant Automotive Service, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the addition of motor vehicle repair shop to existing automobile locksmith shop and office.

PREMISES AFFECTED—814-822 Bedford avenue and 486-492 Park avenue, southwest corner, Block 1900, Lots 32 and 33, Borough of Brooklyn.

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APPEARANCES—

For Applicant: Jack Prezant.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 1, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 1, 1949, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision i for a term of five (5) years, from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within three (3) months from the date of this *amended* resolution." (Alt. App. 391/49)

367-51-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Flood Oldsmobile Company, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment as to restoring Vol. I decision—re Application (decision of the borough superintendent), previously granted on condition under sections 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a building to be used as an automobile showroom, sales room, motor vehicle repairs, auto painting, welding, body repairs, parts storage and office, with roof parking of customers' cars; and to permit a gasoline supply for private use only and to permit the sale, and display of used cars on open portion of plot and parking on the roof.

PREMISES AFFECTED—14-36 Pennsylvania avenue, and 2617-2639 Fulton street, northwest corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue, Block 3659, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard Joseph.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on June 22, 1954, on certain conditions; and

WHEREAS, the resolution was amended and working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on July 13, 1954; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 18, 1951, as thereafter *amended* by resolutions adopted through July 13, 1954, by adding thereto:

"that in the event the owner desires to return to the approval of the Board as expressed in the resolution adopted on December 18, 1951, as *amended* by resolutions adopted through March 4, 1952, such resolution

and approval may be substituted for the decisions adopted under Vol. II on June 22, 1954 and July 13, 1954, *on condition* that complete working drawings shall be submitted within three months for approval by the Board and imposition of conditions; and that after such approval, all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 467/51)

361-52-BZ

APPLICANT—Ingram S. Carner, for Louis Mintz, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under 7f, 7i, 7h and 7A of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories, and office; and permitting the parking of more than five motor vehicles waiting to be serviced, with proposed curb cut, show window, and sign more than the permitted distance from the intersection.

PREMISES AFFECTED—9609-9625 Ditmas avenue and 732-740 Rockaway parkway, northwest corner, Block 8114. Lots 1, 6 and 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 25, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 1, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 25, 1952, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution" (N. B. App. 497/52).

524-52-BZ

APPLICANT—Ingram S. Carner, for Walmere Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence use E area district, the erection and maintenance of a business building (stores) using more than the area permitted, and without the required set-backs from street lines.

PREMISES AFFECTED—148-12 to 148-22 Rockaway boulevard and 126-02 to 126-08 149th street, southwest corner, Block 12103, Lot 35, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

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For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 5, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 4, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 5, 1952, as thereafter *amended* by resolutions adopted through November 4, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution" (N. B. App. 3387/52).

115-53-BZ

APPLICANT—Ingram S. Carner, for David Arnold, owner (Kelran Service Center Corporation, lessee).

SUBJECT—Application for consideration—reopening and amend as to additional tanks—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e, 7f and 7i of the zoning resolution, permitting in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced for a term of twenty-one years.

PREMISES AFFECTED—252-12 (252-02 to 252-22) Union turnpike, southwest corner of Little Neck parkway and 252-01 to 252-19 80th avenue, Block 8565, Lot 1, Glen Oak, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3
Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 7, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1953, only so far as it has reference to the number of gasoline storage tanks, so that as *amended* this portion of the resolution shall read:

"to permit the installation of sixteen 550 gallon tanks, as passed on by the Borough Superintendent under Misc. App. 1050/54, on condition that in all other respects the resolution adopted on July 7, 1953, shall be complied with; and that such tanks shall be installed as indicated on plans filed with this request for amendment marked 'Received October 19, 1954' (1 sheet)."

401-53-BZ

APPLICANT—Henry Nordheim, for Max Donner, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete and consider extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence use district, the sale and display of used cars. PREMISES AFFECTED—1875 Bruckner boulevard and 1003 Underhill avenue, northwest corner, Block 3731, Lots 1 and 75, Borough of the Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3
Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 6, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 6, 1954, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, subdivision e for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution" (Alt. 380/53).

742-52-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Bamsco Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of factory use subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 21 or 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from dead storage of automobiles and furniture storage to office, storage, shipping, buying and selling of new and used bearing (including degreasing, re-polishing and re-greasing) and dead storage of automobiles, and general warehousing.

PREMISES AFFECTED—144-146 West 90th street, south side, 150 ft. east of Amsterdam avenue, Block 1220, Lot 57, Borough of Manhattan.

APPEARANCES—

For Applicant: Milton D. Petrides.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of factory use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

Adjourned: 4:35 P. M.

JOSEPH J. DOYLE, Chief Clerk.

PUBLIC HEARING

PROPOSED REVISION OF THE FACTORY EXIT RULES

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday morning*, December 3, 1954 at 10 A.M. in Room 1013, Municipal Building, Manhattan, on the following Proposed Revision of the Factory Exit Rules to effectuate the provisions of Sections 270 and 271 of the Labor Law, as amended by Chapters 905 and 906 of the Laws of 1947, and Chapters 343 and 345 of the Laws of 1948.

Rules now in force are published following these proposed revised Factory Exit Rules.

Cal. No. 64-27-SR—Vol. II

Rule 1.0. Fire Escapes on Buildings Five Stories or or Less in Height.

Rule 1.1. In any building erected prior to October 1, 1913, occupied on July 1, 1948, as a factory building, 5 stories or less in height, one of the required means of exit under Section 271 of the Labor Law may consist of an outside iron fire escape, provided that:

Rule 1.2. The single fireproof casement doors leading to all fire escape balconies shall open out and shall be self-closing. An easily operated door lock with knobs on both sides of the door shall be provided. Such fire doors may be at window sill level if fixed iron steps at least 2 ft. wide, with risers not exceeding 8 in., and treads not less than 8 in. are provided on the inside from floor level to sill properly secured when sills are more than 12 inches above floor level.

Rule 1.3. Any such fire escape erected subsequent to October 1, 1913, and prior to these rules taking effect, unless previously accepted as one of the required means of exit or escape by the administrative official having jurisdiction, shall conform in every respect to the provisions of these rules.

Rule 1.4. A fire escape shall not hereafter be accepted as constituting one of the required means of exit or escape under Section 271 of the Labor Law, in any building erected prior to October 1, 1913, and occupied as a factory building on July 1, 1948, exceeding five stories in height.

Rule 1.5. All fire escapes shall be maintained structurally safe, properly painted, and kept clear of all obstructions.

Rule 2.0. Enclosure of Factory Stairways or Ramps.

Rule 2.1. Except as provided in Rule 3.1 in all factory buildings five stories or less in height, erected prior to October 1, 1913, and occupied as factory buildings on July 1, 1948, all interior stairways or ramps serving as required means of exit, and the landings, platforms and passageways connected therewith shall be enclosed on all sides by partitions having a fire resistive rating of not less than 1 hour extending continuously from the lowest point of stairway or ramp.

Rule 2.2. Where the stairway or ramp extends to the top floor of the building, such partitions shall extend to the underside of the roof boarding. That portion of the underside of the roof beams within the stair enclosure shall be covered with fire resisting materials, except in buildings with roofs of non-combustible material, in which case the partitions may stop at the underside of the roof.

Rule 2.3. Openings in such partitions shall be provided with approved self-closing one hour test opening protective assemblies, except where such openings are in the exterior wall of the building.

Rule 2.4. The bottom of the enclosure shall be of fireproof material at least 4 in. thick unless the partition extends to the cellar bottom.

Rule 2.5. A horizontal exit as defined in Section 267 of the Labor Law, will be accepted as in compliance with this rule when both sides of the fire wall or walls are occupied at such factory floor by the same occupant.

Rule 3.0. Transitory Provisions for Enclosure of Stairways in Factory Buildings Five Stories or Less in Height.

Rule 3.1. In all factory buildings five stories or less in height erected prior to October 1, 1913, and occupied as factory buildings on July 1, 1948, and legally occupied as factory buildings on January 1, 1954, all interior stairways or ramps serving as required means of exit and the landings, platforms and passageways connected therewith, may, prior to January 1, 1959, be enclosed on all sides by partitions of fire resisting material extending continuously from the lowest point of the stairway in accordance with the following schedule:

Number of stories	Contents combustible, no sprinkler	Contents non-combustible, no sprinkler	Contents combustible and sprinkler	Contents non-combustible and sprinkler
Three	Stairways Enclosed			
Four	Stairways Enclosed	Stairways Enclosed		
Five	Stairways Enclosed	Stairways Enclosed	Stairways Enclosed	

The term "contents" as used above means articles, goods, wares and merchandise, packed, stored, manufactured or in the process of manufacture.

The term "combustible" as used above means articles, goods, wares or merchandise which will burn or support combustion.

The term "sprinkler" as used above means in adequate automatic sprinkler equipment installed and maintained in good working order on each floor throughout the building.

The term "story" as used above means that part of a building between any floor and the floor or roof next above.

The term "stairways" as used above shall be deemed to include "or ramps".

Rule 4.0. Required Exits and Enclosures of Stairways in Two-Story Factory Buildings.

Rule 4.1. In every two story factory building erected prior to October 1, 1913, and occupied as a factory building on July 1, 1948, there shall be provided from each story at least two means of exit or escape from fire remote from each other, one of which from every floor above or below grade shall lead to or open on an interior stairway or ramp which shall be enclosed, as hereinafter provided, or on an exterior enclosed stairway or ramp. The other may lead to such a stairway, or to a horizontal or grade exit, or to an exterior screened stairway, or to a fire escape conforming to Section 273 of the Labor Law or Rule 1, of these rules. Except that fire escape exit doors shall be fireproof self closing, with fixed iron steps to the sill properly secured when sill is more than 12 in. above the floor level;

PUBLIC HEARING

and where there is no safe egress from the roof, a goose neck ladder shall be provided from top balcony to the roof, except on the front of all buildings.

4.1.1. Unobstructed egress from the foot of the fire escape or exterior screened stairway shall be as required by Section 273 of the Labor Law, or to an open adjoining yard with egress to the street. No point on any floor of such building shall be more than 150 ft. distant from such an exit.

Rule 4.2. In two-story factory buildings erected prior to October 1, 1913, and occupied as factories on July 1, 1948, all interior stairways or ramps serving as required means of exit shall be enclosed from the lowest point of such stairways or ramps to the ceiling of the first floor by partitions having a fire resistive rating of 1-hour, unless the building is provided with a wet sprinkler system, in which case such enclosure of stairway or ramp shall not be required prior to January 1, 1959. Such enclosures shall lead directly to a door opening outwardly to a street or road, or an open area affording unobstructed passage to street or road. All openings in such enclosure except openings in the exterior walls shall be provided with fireproof self-closing doors having a one hour rating.

Rule 4.3. All reference herein to the enclosure of stairways or ramps shall be deemed to apply only to required stairways or ramps.

Rule 5.0. Enclosure of Stairways in Factory Buildings Erected Prior to October 1, 1913, and Not Occupied as Factory Buildings on July 1, 1948.

Rule 5.1. Buildings which are not required by Section 270, Subdivision 1 of the Labor Law to be fire-proof, shall have required stairways or ramps enclosed in partitions of one-hour fire-resistive construction from the lowest point of the stairway or ramp.

Rule 5.2. Where the stairway or ramp extends to the top floor of the building, such partitions shall extend to the underside of the roof boarding. That portion of the underside of the roof beams within the stair enclosure shall be covered with fire resistive materials except in buildings with roofs of noncombustible material, in which case the partitions may stop at the underside of the roof.

Rule 5.3. Where the stairway or ramp is required to extend to the roof, the enclosure shall be so built as to form a bulkhead having a fire-resistive rating of one hour, except where such bulkhead occurs on an interior lot line, such construction shall be not less than 8 inches of masonry on the lot line side.

Rule 5.4. All openings to such partitions shall be provided with approved one hour self-closing opening protective assemblies except where such openings are in the exterior wall of the building.

Rule 5.5. The bottom of the enclosure shall be of fireproof material at least 4 in. thick unless the partition extends to the cellar bottom.

Rule 5.6. In all factory buildings erected prior to October 1, 1913, and not occupied as factories on July 1, 1948, and exceeding four stories in height, stairways or ramps serving as required means of egress shall be enclosed throughout with partitions of incombustible material having a fire resistive rating of one hour, and all openings to such partitions shall be provided with approved self-closing one hour test opening protective assemblies except where such openings are in the exterior wall of the building.

Rule 5.7. In all factory building erected subsequent to October 1, 1913, four stories or less in height, required stairways or ramps serving as required means of egress shall be enclosed throughout with partitions having a fire resistive rating of one hour and all openings thereto shall be equipped with approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior wall of the building.

Rule 5.8. In all factory buildings erected subsequent to October 1, 1913, and prior to January 1, 1938, exceeding 4 stories in height, stairways or ramps serving as required means of egress shall be enclosed in partitions constructed of incombustible materials having a fire resistive rating of one hour, up to a maximum height of 150 ft. and two hours above such height, and all openings to such partitions shall be equipped with approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior wall of the building.

Rule 5.9. In all factory buildings erected subsequent to January 1, 1938, exceeding 4 stories in height, stairways or ramps serving as required means of egress shall be enclosed in partitions of incombustible materials having a fire resistive rating of 2 hours and all openings to such enclosures shall be protected by approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior walls of the building.

Rule 6.0. In all factory buildings, coming within Section 270 of the Labor Law, Stairways or Ramps Serving as Required Means of Egress Shall be Ventilated at the Top by:

(a) A skylight not less than 20 square feet in area, constructed of metal frames, glazed with plain glass, protected with wire screens in metal frames above and below, and provided with fixed open metal louvres on two sides, having an aggregate effective ventilating area of not less than twenty square feet. A fixed open ridge ventilator having not less than 144 sq. inches of effective ventilating area may be substituted for an equal portion of the required louvres; or

(b) An exterior window, not facing on the lot line, equal to the area required for a skylight, glazed with plain glass and provided with fixed open louvres having an effective ventilating area of not less than 10 square feet; or

(c) In a sprinklered stair or ramp enclosure, a metal framed automatic skylight not less than 16 square feet in area, glazed with wired glass, or with plain glass protected over and under with wire screens in metal frames. Such automatic skylights to be counterbalanced, actuated by a fusible link designed to operate at not more than 180° F.

Rule 7.0. Storage of Combustible Material Within Factory Stairway Enclosures.

Rule 7.1. In all factory buildings no articles or wares of any nature shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith. But this shall not prohibit the erection and maintenance of a stand to be built of incombustible material and wire glass or one-quarter inch thick plate glass for the retail sale of cigars, cigarettes and tobacco and candies in original packages or daily newspapers in the public hall or corridor on the first story of any building provided there is no open flame. All portions of the stand and any portion

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of any permitted accessory use, the same shall be set back at least 18 in. from the outside line of travel of the required legal width of exit. Each such stand shall be provided with at least one approved 2½ gallon chemical fire extinguisher.

Rule 8.0. Safe Egress from Roofs of Factory Buildings.

Rule 8.1. Interior stairs or ramps serving as required means of egress in factory buildings erected after October 1, 1913, not exceeding five stories in height and in factory buildings erected before October 1, 1913, and occupied as factories on July 1, 1948, shall not be required to extend to the roof where there is no safe egress from the roof.

Rule 8.2. No safe egress shall be deemed to exist when:

a. The roof or the top of the parapet wall of an adjoining building is more than 8 feet below or more than five feet above the top of the parapet wall of the building in question and there is no outside party wall fire escape, party wall exterior screened stairway, party wall balconies or bridges, or where outside exits do not connect to adjoining buildings at roof level, or where there are no unbarred window openings 5 ft. above the roof or parapet wall of the building in question.

b. Where the roof of the building in question has a pitch exceeding 1 ft. in 6 ft. of horizontal run.

Rule 8.3. When there is no safe egress from the roof, there shall be:

a. A single rung iron ladder; or

b. A flat tread iron or steel ladder within the stair or ramp enclosure. Such ladder shall be properly secured to top and bottom and shall lead to an easily openable scuttle not less than 2 ft. by 3 ft. in area. Such scuttle may be provided with an easily operated fastening device.

Rule 8.4. Where the stair bulkhead door or scuttle opens within 10 feet from the open edge of the roof, an iron railing properly placed at least 3 ft. high and at least 10 ft. long shall be provided at the edge of the roof.

Rule 9.0. Substandard Factory Exit.

Rule 9.1. Fire Escapes.

9.1.1. When, in addition to the required exits from any factory or factory building, there exist other means of egress which are not in accordance with the requirements of the Labor Law and these Rules, such means of egress may be retained under the following conditions:

9.1.2. Substandard fire escapes shall be maintained structurally safe, properly painted

and with openings leading thereto kept in good repair.

9.1.3. In lieu of a counterbalanced stairway, a drop ladder in guides with a backdropped gravity hook may be provided of sufficient length to reach to the ground or safe landing place with a passageway opening cut in the balcony rail and the rail shall be properly placed.

9.1.4. Where substandard fire escapes are located in the court or at the side or rear of a building, proper egress to a point of safety shall be provided, either to open adjoining yard or the lowest balcony of the fire escape may be connected to adjoining fire escape, exterior stairway, to roof of adjoining extensions or other means of egress satisfactory to the Borough Superintendent.

9.1.5. Substandard fire escapes shall be kept clear of all obstructions and shall not be used for fire drills or considered as a basis for computation of occupancy.

Rule 9.2. Stairways.

9.2.1. Interior stairways or ramps not conforming to the requirements of the Labor Law or the rules of the Board and not required for egress, may be retained, provided egress to same is maintained unobstructed, halls are properly lighted and all landings, passageways, etc. are maintained free and unobstructed.

9.2.2. Where such non-required interior stairways or ramps are unenclosed they shall, prior to July 1, 1955, be provided with an automatic counterbalanced smoke-proofed trap door actuated by fusible links or enclosed by an enclosure which shall be reasonably smoketight to the satisfaction of the Borough Superintendent.

Rule 9.3. Exterior Screened Stairways.

9.3.1. Exterior screened stairways not serving as required means of egress shall be maintained structurally safe and kept properly painted. Exits thereto and all platforms and passageways thereof shall be maintained unobstructed and egress from their termination shall be provided as required for substandard fire escapes, in accordance with Rule 9.1.4.

Rule 9.4. Horizontal Bridges.

9.4.1. Horizontal bridges and party wall balconies between buildings shall be maintained structurally safe and properly painted and access thereto and all passages leading thereto shall be maintained unobstructed.

Rule 9.5. Signs.

9.5.1. No sign of any character shall be placed at openings leading to substandard exits.

THE BUILDING LAWS AND AMENDMENTS THERETO

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

These volumes are now ON SALE at the office of the Supervisor of the City Record, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, NEW YORK 7, N. Y. The price for the complete set of four volumes is \$4 (\$4.25 by mail), single volumes each containing certain parts of the above described laws, \$1 (by mail \$1.10).

Checks for \$3 or more must be certified.

RULES

FACTORY EXIT RULES ADOPTED BY THE BOARD OF STANDARDS AND APPEALS FEBRUARY 23, 1927, AS AMENDED JANUARY 15, 1932.

(64-27-SR)

STANDARD FACTORY EXITS

Section 1—Fire Escapes.

Rule 1. In any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, more than five stories in height and not exceeding nine stories in height, nor in any case more than 90 ft. from curb level to top floor level one of the required means of exit or escape under Section 271-1 of the Labor Law may consist of an outside fire escape, provided that:

(a) Any such fire escape hereafter erected shall comply with all the provisions of Section 273, Labor Law, and in addition thereto:

(1) The balconies and stairs shall be protected on the outside by substantial railings to a height of at least 4 ft. 6 in., measured from floor of balcony or center of stair treads constructed of bars at least one-half ($\frac{1}{2}$) inch in diameter, spaced not more than six (6) inches on centers, or of substantial grille work, or of screening not less than No. 10 U. S. gauge wire with not more than one and one-half ($1\frac{1}{2}$) inch mesh, all rigidly braced;

(2) When there is safe egress from the roof of the building to any adjoining structure, the fire escape stairway shall continue to the roof, and if there be no safe means of egress, a gooseneck ladder shall be provided from the top story balcony to the roof.

(b) Any such fire escape erected prior to October 1, 1913, shall conform in every respect with the requirements of paragraph (a) of this rule, except that balconies may be not less than 3 feet in width; the connecting stairs not less than 20 inches in width, and placed at an angle not exceeding 60 degrees if the building is not over six stories in height, otherwise at an angle of 45 degrees.

Rule 2. In any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, five stories or less in height, one of the required means of exit under section 271 of the Labor Law may consist of an outside iron fire escape, provided that:

(a) Any such fire escape hereafter erected shall comply with all the provisions of Section 273, Labor Law.

(b) Existing fire escapes shall comply with all the provisions of Section 274, Labor Law and in addition thereto

(1) The balconies shall be not less than 3 feet in width.

(2) The rails around balconies and well holes and on stairways shall be not less than 3 feet in height.

(3) Passageways on the balconies shall be not less than 14 inches in the clear.

(4) At least one opening to each balcony shall be a single fireproof casement door at least 2 feet wide and at least 6 feet in height, except that where the distance between the sill and lintel will not permit of an opening 6 feet in height, a casement door not less than 4 ft. 6 in. in height will be permitted.

Rule 3. The single fireproof casement doors leading to all fire escape balconies shall open out and shall be self-closing. An easily operated door lock with knobs on both sides of the door shall be provided.

Such fire doors may be at window sill level if fixed iron steps at least two feet wide, with risers not exceeding eight (8) inches, and treads not less than eight (8) inches are provided on the inside from floor level to sills properly secured.

Rule 4 (a). Any such fire escape erected subsequent to October 1, 1913, and prior to these rules taking effect, unless previously accepted as one of the required means

of exit or escape by the administrative official having jurisdiction, shall conform in every respect to the provisions of these rules.

(b) A fire escape shall not hereafter be accepted as constituting one of the required means of exit or escape under Section 271-1 of the Labor Law, in any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, exceeding nine stories in height, or more than 90 feet from curb level to top floor level.

Rule 5. All fire escapes shall be maintained structurally safe, properly painted, and kept clear of all obstructions.

Section 2—Enclosure of Factory Stairways.

Rule 6. Except as herein provided, in all factory buildings five stories or less in height, erected prior to October 1, 1913, in which there are more than twenty-five persons employed above the second story, all interior stairways serving as required means of exit, and the landings, platforms and passageways connected therewith, shall be enclosed on all sides by partitions of fire-resisting material extending continuously from the lowest point of the stairway in accordance with the following schedule:

Number of stories	Contents combustible, no sprinkler	Contents non-combustible, no sprinkler	Contents combustible and sprinkler	Contents non-combustible and sprinkler
Three	Stairways Enclosed			
Four	Stairways Enclosed	Stairways Enclosed		
Five	Stairways Enclosed	Stairways Enclosed	Stairways Enclosed	

The term "contents" as used above means articles, goods, wares and merchandise, packed, stored, manufactured or in the process of manufacture.

The term "combustible" as used above means articles, goods, wares or merchandise which will burn or support combustion.

The term "sprinkler" as used above means an adequate automatic sprinkler equipment installed and maintained in good working order on each floor.

The term "story" as used above means that part of a building between any floor and the floor or roof next above;—the first story is that part of a building which is more than 50 per cent above the floor level and the floor next above the curb or average grade level.

Where the stairway extends to the top floor of the building, such partitions shall extend to the under side of the roof boarding. That portion of the under side of the roof beams within the stair enclosure shall be covered with fire-resisting material, except in buildings with roofs of non-combustible material, in which case the partitions may stop at the under side of the roof.

Where the stairway is required to extend to the roof, the enclosure shall be so built as to form a bulkhead. The enclosure shall be ventilated by a skylight in the roof with louvers or ventilators, or exterior windows with ventilating sections at the top floor.

All openings in such partitions shall be provided with approved self-closing fire doors, except where such openings are in the exterior wall of the building.

The bottom of the enclosure shall be of fireproof material at least four inches thick unless the partition extends to the cellar bottom.

A horizontal exit, as defined in section 267 of the Labor Law, will be accepted as a compliance with this rule when

RULES

both sides of the fire wall or walls are occupied on any factory floor by the same occupant.

Rule 7. Where there are occupancies on any story or part of a story involving the storage or use below the top story of the following materials and exceeding the amount specified, and there are more than 5 persons employed at manufacturing above such occupancy, the interior stairway serving as required means of egress shall be enclosed on that story with fire-resisting material from floor to under side of floor above, including any exposed stair soffits, landings and passageways; openings shall be provided with approved self-closing fire doors.

Nitrocellulose in any shape or form, 10 pounds.

Volatile inflammable oils, 1 gallon.

Volatile inflammable mixtures, 5 gallons.

Combustible mixtures, 10 gallons.

Paints, varnishes and lacquers, 10 gallons.

Upholstering or mattresses, manufacturing or repairing.

Cotton, rag and paper sorting, 1 ton.

Paper box manufacturing.

Restaurants and lunch rooms with cooking (not including tea, coffee or similar beverages).

The Board shall rule upon new occupants as they arise and pass upon points under dispute.

When more than two stories are to be segregated, as above, the entire stairway shall be enclosed in fire-resisting material where there are more than 5 persons employed at manufacturing above the first story.

Rule 8. Required Exits and Enclosures of Stairways in Two-Story Factory Buildings.

1. **Required Exits.**—In every two-story factory building erected prior to October 1, 1913, in which more than five persons are employed at manufacturing, there shall be provided from each story at least two means of exit or escape from fire remote from each other, one of which from every floor above or below grade shall lead to or open on an interior stairway which shall be enclosed, as hereinafter provided, or on an exterior enclosed stairway. The other may lead to such a stairway, or to a horizontal or grade exit, or to an exterior screened stairway, or to a fire escape conforming to section 273, Labor Law, or rule 2 of these rules. Except that exit door shall be a fire door, with substantial steps to the sills properly secured when sill is more than 8 inches above the floor level; and where there is no safe egress from the roof, a gooseneck ladder shall be provided from top balcony to the roof, except on the front of buildings.

Unobstructed egress from the foot of the fire escape or exterior screened stairway shall be as required by section 273, Labor Law, or to open adjoining yard with egress to the street. No point on any floor of such building shall be more than one hundred and fifty (150) feet distant from such an exit.

Rule 9. Enclosure of Stairways.—In two-story buildings where there are occupancies on any story or part of a story involving the storage or use below the top story of any of the materials exceeding the amounts specified in Rule 7 and there are more than 5 persons employed at manufacturing above such occupancy, all interior stairways serving as required means of exit shall be enclosed from the lowest point of such stairway to the ceiling of the first floor by partitions of fire-resisting material, unless the building is provided with a wet sprinkler system, in which case such enclosure of stairways shall not be required. Such enclosures shall lead directly to a door opening outwardly to a street or road, or an open area affording unobstructed passage to a street or road. All openings in such enclosure shall be provided with fire doors equipped with self-closing devices.

All reference herein to "Enclosure of Stairways" shall be considered as applying only to required stairways.

Rule 10. Storage of Combustible Material Within Factory Stairway Enclosures.

In all factory buildings no articles or wares of any nature shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith.

But this shall not prohibit the erection and maintenance of a stand to be built of incombustible material and wire glass or 1/4-inch-thick plate glass for the retail sale of cigars, cigarettes and tobacco and candies in original packages or daily newspapers in the public hall or corridor on the first story of any building provided there is no open flame. All portions of the stand and any portion of any permitted accessory use to same shall be set back at least 18 inches from the outside line of travel of the required legal width of exit. Each such stand shall be provided with at least one approved 2 1/2-gallon chemical fire extinguisher.

Section 3—Safe Egress from Roofs of Factory Buildings.

Rule 11. Interior stairways serving as required means of exit in factory buildings erected after October 1, 1913, and not exceeding five stories in height, and in buildings erected before October 1, 1913, now occupied or to be occupied as a factory, shall not be required to extend to the roof where there is no safe egress from the roof, under Sections 270, 271 and 272, Labor Law.

(a) When the roofs, or the top of the parapet wall of an adjoining building are more than eight feet below or more than five feet above the top of the parapet wall of the building in question, and there is no outside party wall fire escape, party wall exterior screened stairway, party wall balconies or bridges, or where any outside exits do not connect to adjoining buildings at roof level, or where there are no unbarred window openings five feet above the roof or parapet wall of the building in question.

(b) When the roof of the building in question has a pitch exceeding one foot in six feet of horizontal run.

Rule 12 (a). When there is no safe egress from the roof, as above described, there shall be in all cases at least a double-rung ladder at the top of the interior stairway, and within the interior stairway enclosure when stairway is enclosed. Such ladder shall be at least 18 inches in width and shall be properly secured at top and bottom. The ladder shall lead to a scuttle opening not less than 2 feet by 3 feet or be of such additional area as may be required to provide ample head room. The scuttle cover shall be hinged and of light weight construction, or be counter-balanced. An easily operated hook may be provided on scuttle cover.

(b) Where the stair bulkhead door opens within 10 feet from the open edge of the roof, an iron railing properly braced at least 3 feet high and at least 10 feet long shall be provided at the edge of roof.

SUBSTANDARD FACTORY EXITS

Section 4—Fire Escapes.

Rule 13. When in addition to the required exits from any factory or factory building, there exist other means of egress which are not entirely in accordance with the requirements of the Labor Law and the Rules of the Board of Standards and Appeals, such means of egress may be retained under the following conditions:

(a) **Fire escapes.**—All substandard fire escapes on factory buildings shall be maintained, structurally safe, properly painted, and with the openings leading thereto, kept in good repair.

In lieu of a counter-balanced stairway, a drop ladder in guides with a back-drop gravity hook may be provided.

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RULES

The drop ladder shall be of sufficient length to reach from the lowest balcony to the ground or safe landing place with a passageway opening cut in the balcony rail, which rail shall be properly braced.

When such substandard fire escapes are located in a court, side or rear of a building, proper egress to a point of safety shall be provided, either to open adjoining yards, or the lowest balcony may be connected to an adjoining fire escape, exterior stairway, to the roof of adjoining extensions, or other means of egress satisfactory to the authorities having jurisdiction.

Substandard fire escapes shall be kept clear of all obstructions, shall not be used for fire drills, and shall not be considered as a basis for increase in occupancy.

Section 5—Stairways and Bridges.

Rule 14. Interior Stairways.—All interior stairways not conforming to the requirements of the Labor Law or rules of the Board of Standards and Appeals may be retained, provided that egress to same is maintained unob-

structed, halls are properly lighted, and all landings, passageways, etc., are maintained free and unobstructed. An easily operated panic bolt or other similar device may be installed at street exit door.

Rule 15. Exterior Screened Stairways.—Exterior screened stairways not serving as a required means of egress shall be maintained structurally safe and properly painted, exits thereto and all platforms and passageways thereof shall be maintained unobstructed and egress from termination shall be provided as required for substandard fire escapes in subdivision a.

Rule 16. Horizontal Bridges.—Horizontal bridges and party wall balconies between buildings shall be maintained structurally safe and properly painted, and access thereto and all passageways thereof shall be maintained unobstructed.

Rule 17. No sign of any character shall be placed at openings leading to these substandard exits.

NOTICE

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 47

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

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NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

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857-54-A—F.D.—319-321 East 44th street, north side, 275 ft. east of 2nd avenue, Block 1337, Lot 13, Borough of Manhattan, Order No. 6017-4—re sprinkler system.

858-54-A—H.B.M.—74-76 Laight street and 413 Washington street, northeast corner, Block 218, Lot 2, Borough of Manhattan, Alt. 843-54—re egress.

859-54-BZ—H.B.Q.—93-09 239th street, east side, 80 ft. north of 93rd road, Block 7999, Lot 9, Bellerose, Borough of Queens, Alt. 2217-54—re side yard.

860-54-A—H.B.B.—187 Duffield street, east side, 105 ft. north of Willoughby street, Block 2059, Lot 3, Borough of Brooklyn, Alt. 5576-53—re exits.

861-54-A—H.B.B.—444 Rockaway avenue, west side, 165 ft. 7 in. south of Pitkin avenue, Block 3521, Lot 48, Borough of Brooklyn, Alt. 4451-54—re construction of stairway.

862-54-SA—Bennett Pumping Unit, Model 70; Island Dispensers, Models 952, 953, 962 and 963, manufactured by John Wood Company Bennett Pump Division, Appliance.

863-54-SA—Bennett Twin Computing Pump, Models 976, 976-D, 977 and 977-D, manufactured by John Wood Company Bennett Pump Division, Appliance.

864-54-BZ—H.B.Q.—178-15 Eveleth road, north side, 110 ft. north of Merrick boulevard, Block 12490, Lot 39, Springfield Gardens, Borough of Queens, N.B. 3565-54—re use of premises as a warehouse.

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340-54-A—H.B.M.—118-122 East 59th street, south side, 165 ft. west of Lexington avenue, Block 1313, Lots 63 and 164, Borough of Manhattan, Alt. 933-52.

893-51-SA—Mueller Climatrol Gas-Fired Unit Heaters, Models UH, 150 and 151 (reopened for amendment as to

change of ownership), manufactured by Mueller Climatrol, Division of Worthington Corporation, Appliance.

895-51-SA—Mueller Climatrol Oil-Fired Air Conditioners, Models 50, 201, 202, 209, 211, 212, 214, 215 and 216 (reopened for amendment as to change of ownership), manufactured by Mueller Climatrol, Division of Worthington Corporation, Appliance.

892-54-SA—Mueller Climatrol Gas-Fired Conversion Burner, Models 500, 503 and 509 (reopened for test and report as to new models and amendment as to change of ownership), manufactured by Mueller Climatrol, Division of Worthington Corporation, Appliance.

890-51-SA—Mueller Climatrol Gas-Fired Air Conditioners, Models 101, 103, 105, 108, 109, 110, 111, 112, 114, 115 and 155 (reopened for test and report of new models and change of ownership), manufactured by Mueller Climatrol, Division of Worthington Corporation, Appliance.

162-54-BZ—H.B.Q.—250-02 to 250-14 Hillside avenue (250-04 official) and 84-01 to 84-09 250th street, southeast corner, Block 8604, Lot 85, Bellerose, Borough of Queens, N.B. 136-54.

150-37-BZ—Vol. II—H.B.B.—255-263 Ralph avenue, northeast corner of Marion street, Block 1513, Lots 1, 3 and 4, Borough of Brooklyn, N.B. 1345-54.

202-30-BZ—Vol. II—H.B.Q.—220-06 Northern boulevard, south side, from 220th street to 220th place, Block 7473, Lot 1, Bayside, Borough of Queens, N.B. 1868-54.

398-54-BZ—H.B.Bx.—2702 East Tremont avenue, west side, 46.84 ft. south of St. Raymond avenue and 1542 Benson street, Block 3988, Lot 18, Borough of The Bronx, Amendment to N.B. 335-54.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Blended Cements, Rules for Testing and Use of	Nov.	10, 1953—Vol. 38, No. 45
Carbon Dioxide Liquefier, Rules	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April	24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	July	31, 1951—Vol. 36, No. 31A
Exit Rules (Revolving Doors)	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar.	4, 1952—Vol. 37, No. 10A
Fire resistive, Flameproof Materials, etc., Rules for Testing of	May	26, 1954.

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	Last Publication
Fire Retarding Rules for Garages, etc.	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	Oct. 19, 1954.
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems ...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 25, 1954.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) Apr.	15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for ...	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June 14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting ...	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19 Jan. 13, 1953—Vol. 38, No. 2A
 Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

NOVEMBER 23, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 23, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

232-54-BZ

APPLICANT—Gustave Goldman, for Nathan A. Goldstein, owner.
 SUBJECT—Application April 6, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of five years the use of premises for doctor's offices in cellar in addition to existing doctor's office and dwelling on first floor.

PREMISES AFFECTED—71-18 Main street, northwest corner of 71st road, Block 6619, Lot 32, Flushing, Borough of Queens.

Laid over from October 19, 1954, to November 23, 1954, for inspection and decision; hearing closed.

247-54-BZ

APPLICANT—Lama, Proskauer and Prober, and Irwin Pakula, for Morio and Susie Marani, owners.
 SUBJECT—Application March 24, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in the local retail use district portion of a plot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles in residence use portion all, for a term of fifteen years.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner, Block 6823, Lot 1, Jamaica, Borough of Queens.

Laid over from October 19, 1954, to November 23, 1954, for inspection and decision; hearing closed.

248-54-A

APPLICANT—Lama, Proskauer and Prober and Irwin Pakula, for Mario and Susie Marani, owners.

SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent—filed pursuant to section 35, General City Law, re premises located in the beds of mapped streets—proposed widening of Parsons boulevard and 75th avenue.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner, Block 6823, Lot 1, Jamaica, Borough of Queens.

364-54-BZ

APPLICANT—Patrick D. Concagh for Donato Diovio Salvo, owner.

SUBJECT—Application May 7, 1954—(decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence and local retail use district the parking and storage of motor vehicles.

PREMISES AFFECTED—1194-1204 Ogden avenue, east side, 285.04 ft. north of West 167th street and 1199-1203 Nelson avenue, Block 2516, Lots 13, 14 and 48, Borough of The Bronx.

Laid over from October 19, 1954, to November 23, 1954, for inspection and decision; hearing closed.

423-54-BZ

APPLICANT—Paul Friedman, for Peter and Rachel Federico, owners.

SUBJECT—Application June 2, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

Laid over from October 19, 1954, to November 23, 1954, for inspection and decision; hearing closed.

172-54-BZ

APPLICANT—Kenneth W. Milnes, for Thomas M. Crowe, owner.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a retail use district, the reconstruction of existing gasoline service station to include, gasoline service station, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—2000 Victory boulevard, southwest corner of Perry avenue, Block 723, Lot 9, West Brighton, Borough of Richmond.

Laid over from September 28, 1954, to October 26, 1954, for applicant to file an administrative appeal in connection with the widening of Victory boulevard and to revise his plans as to location of accessory building.

Laid over from October 26, 1954, to November 23, 1954, for hearing with Cal. No. 796-54-A.

796-54-A

APPLICANT—Kenneth W. Milnes, for Thomas M. Crowe, owner.

SUBJECT—Application October 13, 1954—filed pursuant to section 35, General City Law re premises partly in bed of proposed widening of Victory boulevard.

PREMISES AFFECTED—2000 Victory boulevard, southwest corner of Perry avenue, Block 723, Lot 9, West Brighton, Borough of Richmond.

281-54-BZ

APPLICANT—Paul Friedman, for Alice Price, owner.

SUBJECT—Application April 19, 1954—(decision of the borough superintendent) under section 7e of the zoning resolu-

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tion, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—166-11 Northern boulevard, northwest corner of 167th street, Block 5341, Lot 1, Flushing, Borough of Queens.

Laid over from September 28, 1954, to October 26, 1954, for further hearing and for the applicant to send out notices according to the Board's rules by registered mail prior to the above additional hearing date; then to November 23, 1954, for inspection and decision without further argument; hearing closed.

351-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Trisolini, owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1275-1283 Gun Hill road, north side, from Bouck to Wilson avenues, 3201-3211 Wilson avenue and 3250-3256 Bouck avenue, Block 4734, Lot 92, Borough of The Bronx.

Laid over from October 5, 1954, to October 26, 1954, at request of objectors; no further request for adjournments; then to November 23, 1954, for inspection and decision without further argument; hearing closed.

632-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Irving Rubber and Metal Co., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a structure using more than the area permitted, and to be used for office, loading space, junk shop for sorting, packing and baling of scrap metal and rubber (no paper or rags), with an entrance to off street loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—9517-9529 Ditmas avenue and 736-746 East 96th street, northwest corner, Block 8113, Lot 1, Borough of Brooklyn.

Laid over from October 13, 1954, to October 26, 1954, at request of the applicant; then to November 23, 1954, at the request of the applicant; owner may decide to acquire other property and withdraw the application.

627-39-BZ—Vol. III

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application reopened July 20, 1954, as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and rearrangement of existing gasoline service station, lubritorium, storage and sale of accessories and office; and the parking and storage of more than five motor vehicles; and to include the wholesale sale of kerosene, car washing (non-automatic), motor vehicle repairs and the parking of cars waiting to be serviced.

PREMISES AFFECTED—2642-2666 Fulton street, south side, from Pennsylvania avenue to New Jersey avenue, Block 3670, Lot 18, Borough of Brooklyn.

Laid over from October 26, 1954, to November 23, 1954, for inspection and decision by the Board without further argument. Hearing closed.

478-53-BZ

APPLICANT—Joseph Amaru, for James Muro and Edward Muro, owners.

SUBJECT—Application June 18, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district the maintenance of motor vehicle repair shop (including body and fender work), to existing gasoline service station, non storage garage for more than five motor vehicles, lubritorium, and car washing.

PREMISES AFFECTED—46-01 108th street, southeast corner of 46th avenue, Block 2002, lot 1, Corona, Borough of Queens.

Laid over from October 26, 1954, to November 23, 1954 for inspection and decision by the Board without further argument. Hearing closed.

425-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Nat Peterson and Herbert H. Pensig, owners.

SUBJECT—Application May 27, 1954—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, store and office; and to permit the parking and storage of motor vehicles with curb nearer the residence use district than is permitted; for a term of fifteen years.

PREMISES AFFECTED—137-21 to 137-39 Cross Bay boulevard, east side, 109.54 ft. north of 149th avenue, Block 11529, Lot 40, Ozone Park, Borough of Queens.

Laid over from October 26, 1954, to November 23, 1954, for inspection and decision without further argument; hearing closed.

431-54-BZ

APPLICANT—Robert Gottlieb, for Ralph Cioffi, owner.

SUBJECT—Application June 2, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the erection and maintenance of an automobile auto laundry, conducted as the principal business of establishment, for a term of ten years.

PREMISES AFFECTED—2615 Ponton avenue, north side, 100 ft. east of Williamsbridge road and 2616 Roberts avenue, Block 4073, Lot 40, Borough of The Bronx.

Laid over from October 26, 1954, to November 23, 1954, for inspection and decision without further argument; hearing closed.

452-54-BZ

APPLICANT—Henry G. Harris, for Louis Liebler, owner.

SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—239 Stanton street, southwest corner of Willett street, Block 339, Lot 22, Borough of Manhattan.

Laid over from October 26, 1954, to November 23, 1954, for inspection and decision without further argument; hearing closed.

529-54-BZ

APPLICANT—Max Wechsler, for Self-Service Super Market, Inc., owner.

SUBJECT—Application June 17, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the use of second story for offices and meeting room, with two exits from the second floor to street through the residence use portion of lot.

PREMISES AFFECTED—1370-1380 Jerome avenue, northeast corner of Elliot place, Block 2842, Lot 1, Borough of The Bronx.

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Laid over from October 26, 1954 to November 23, 1954, for inspection and consideration by the Board.

152-54-BZ

APPLICANT—Robert Gottlieb, for Carl Rubman, owner.
SUBJECT—Application March 5, 1954—(decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a retail use district for a term of ten years manufacturing that is not incidental to the conduct of a retail business conducted on premises.

PREMISES AFFECTED—721 Burke avenue, northeast corner of Cruger avenue, Block 4597, Lots 5 and 9, Borough of The Bronx.

Laid over from November 3, 1954, to November 9, 1954, at request of objector's representative; no further requests for adjournment; then to November 23, 1954, for inspection and decision; hearing closed.

153-54-A

APPLICANT—Robert Gottlieb, for Carl Rubman, owner.
SUBJECT—Application March 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—721 Burke avenue, northeast corner of Cruger avenue, Block 4597, Lots 5 and 9, Borough of The Bronx.

191-54-BZ

APPLICANT—Charles Abrahams, for Industrial Iron and Steel Products Co., owner.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent), under section 21 of the zoning resolution, to permit in an unrestricted use, C area district the extension to existing building using more than the area permitted.

PREMISES AFFECTED—211-217 Banker street, east side, 145 ft. south of Meserole avenue, Block 2616, Lot 56, Borough of Brooklyn.

Laid over from November 3, 1954, to November 9, 1954, for consideration and decision by the Board without further argument; hearing closed; then to November 23, 1954, for inspection and decision without further argument.

192-54-A

APPLICANT—Charles Abrahams, for Industrial Iron and Steel Products Co., owner.

SUBJECT—Application March 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—211-217 Banker street, east side, 145 ft. south of Meserole avenue, Block 2616, Lot 56, Borough of Brooklyn.

117-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Matteo Guerino, owner.

SUBJECT—Application February 17, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles with a show window nearer the residence use district than is permitted.

PREMISES AFFECTED—394-404 Avenue U and 2133-2143 East 2nd street, southeast corner, Block 7129, Lot 1, Borough of Brooklyn.

Laid over from October 19, 1954, to November 16, 1954, for inspection and decision without further argument; hearing closed; then to November 23, 1954, for inspection and decision; hearing previously closed.

557-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Ignazia Galati, owner.

SUBJECT—Application reopened October 19, 1954 re extension of term of variance—re (decision of the borough

superintendent) under sections 7e, 7f and 7i of the zoning resolution, permitting in a business use district, the maintenance of premises as a garage for more than five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—34-29 to 34-31 31st street, east side, 265.24 ft. north of 35th avenue, Block 608, Lots 16 and 17, Long Island City, Borough of Queens.

163-49-BZ

APPLICANT—Burke, Green and Groh, for Meyer Gladstone and Robert W. Dasey, owners.

SUBJECT—Application reopened October 19, 1954, re extension of term of variance—re (decision of the borough superintendent) under section 7h of the zoning resolution, permitting in a residence use district, the parking of more than five motor vehicles (no fee to be charged) for customers and employees of adjacent stores.

PREMISES AFFECTED—61-12 to 61-22 186th street, west side, 100 ft. south of Horace Harding boulevard, Block 7074, Lot 11, Flushing, Borough of Queens.

837-47-BZ—Vol. II

APPLICANT—A. George Redgate, owner.

SUBJECT—Application reopened October 13, 1954, re extension of time to complete—re (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the change in occupancy from private gasoline station, to 3 two-car garages, machine shop, motor vehicle repair shop, carburetor and ignition work, lubricatorium, auto laundry and office.

PREMISES AFFECTED—1204-1206 Rogers avenue, west side, 75 ft. 10½ in. south of Avenue D, Block 5213, Lot 13, Borough of Brooklyn.

81-35-BZ—Vol. III

APPLICANT—Larry Meltzer, for William Gold, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district, the change in occupancy from auto showroom and store, shop for new auto accessories, locks, windshield wipers, glazing, speedometers, upholstering and auto heater service station, and the parking and storage of more than five motor vehicles and sale and display of new and used cars—to auto showroom, auto parts, motor vehicle repair shop, and to permit the extension into residence use district of sale and display of new and used cars, and the parking and storage of motor vehicles.

PREMISES AFFECTED—2027-2035 Flatbush avenue and 1-11 Baughman place, northeast corner, Block 7867, Lot 1, Borough of Brooklyn.

1011-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Lippman, Samuel Dorman and Florence Saunders, owners.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a restricted retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubricatorium, car washing (non automatic), motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1702-1718 Bruckner boulevard and 975-979 Noble avenue, southwest corner and 960-970 Soundview avenue, Block 3661, Lot 58, Borough of the Bronx.

362-46-BZ—Vol. II

APPLICANT—Arthur Levine, for Irving Goldberg, owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business

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use district the use of more than the permitted percentage of floor space for manufacturing purposes.
PREMISES AFFECTED—725 Union street, north side, 69 ft. west of 5th avenue, Block 952, Lot 43, Borough of Brooklyn.

239-54-A

APPLICANT—Arthur Levine, for Irving Goldberg, owner.
SUBJECT—Application March 5, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—725 Union street, north side, 69 ft. west of 5th avenue, Block 952, Lot 43, Borough of Brooklyn.

448-46-BZ—Vol. III

APPLICANT—Jacob Lubroth and Son, for Edward and Arthur Senft, owner.
SUBJECT—Application reopened June 22, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of ten years in a residence use district the change in occupancy from garage for more than five motor vehicles to factory for light manufacturing in basement and first floor.
PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

909-52-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.
SUBJECT—Application December 31, 1952—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, and the parking of more than five motor vehicles waiting to be serviced.
PREMISES AFFECTED—198-30 Jamaica avenue and 94-04 199th street, southwest corner, Block 10829, Lot 56, Hollis, Borough of Queens.

81-54-BZ

APPLICANT—Herman Kron, for Robert E. Watson, owner.
SUBJECT—Application February 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of a lot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office and an automobile show-room; and to permit the parking of motor vehicles waiting to be serviced.
PREMISES AFFECTED—32-10 to 32-18 Francis Lewis boulevard, southwest corner of 32nd avenue, Block 4940, Lot 1, Flushing, Borough of Queens.

426-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Anna Klein, owner.
SUBJECT—Application May 27, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.
PREMISES AFFECTED—78-01 to 78-19 Linden boulevard, north side, from 79th to Sapphire street; 135-33 to 135-39 Sapphire street and 135-32 to 135-40 79th street, Block 11376, Lot 23, Ozone Park, Borough of Queens.

445-54-BZ

APPLICANT—Lama, Proskauer and Prober, for James Perretta, owner.

SUBJECT—Application June 2, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles, for a term of fifteen years.
PREMISES AFFECTED—1726-1748 McDonald avenue, west side, 180 ft. south of Avenue O, Block 6607, Lots 16, 20, 22 and 24, Borough of Brooklyn.

496-54-BZ

APPLICANT—Kitzler and Nurick, for R. and R. Holding Corp., owner.
SUBJECT—Application June 14, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the extension to existing building on first floor, using more than the area permitted.
PREMISES AFFECTED—1959 Flatbush avenue, east side, 20 ft. north of Lott place, Block 7820, Lot 48, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 23, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 23, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

384-54-SA

APPLICANT—Economics Laboratory, Inc., owner.
SUBJECT—Application May 10, 1954—El Rinse Injector, Model RP-3 (dishwashing machines), approval of.

476-54-SA

APPLICANT—Automatic Sprinkler Corporation of America, owner. (A. E. Johnson, Agent.)
SUBJECT—Application June 4, 1954—Automatic Pendent Spray Sprinkler, Model 38-700, approval of.

477-54-SA

APPLICANT—Automatic Sprinkler Corporation of America, owner.
SUBJECT—Application June 4, 1954—Automatic Upright Spray Sprinkler, Model 38-600, approval of.

105-54-SA

APPLICANT—Seaberg Elevator Company, Inc., and Armor Elevator Company, Inc., owners.
SUBJECT—Application February 5, 1954—Seaberg Elevator Company, Inc., and Armor Elevator Company, Inc., Oil Buffer (for elevator car and counterweight), Types A and S, approval of.

335-53-SA

APPLICANT—Surface Combustion Corporation, owner.
SUBJECT—Application April 29, 1953—Janitrol Gas-fired Duct Furnace, Models 85, 94, 100, 125, 175, 225 and 450, approval of.

381-54-SA

APPLICANT—The National Radiator Company, owner.
SUBJECT—Application May 4, 1954—National Packet Gas-fired Boiler, Model GK-16-W, approval of.

535-54-SM

APPLICANT—Wissahickon Plush Mills, Inc., owner. (Frankel Associates, Inc., Agent.)
SUBJECT—Application June 14, 1954—Boucle Velvet (drapery material), approval of.

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385-54-SM

APPLICANT—Treedale Laboratories and Textile Processing Company, owner. (Leo Baron and E. Gottlieb and Associates, agents.)

SUBJECT—Application May 11, 1954—Permaproof S.D., (flameproofing compound), approval of.

391-53-SM

APPLICANT—B. F. Goodrich Co., Plastics Products Division, owner.

SUBJECT—Application May 15, 1953—Koroseal (vinyl plastic coated fabric for folding doors), approval of.

188-54-SM

APPLICANT—Bolta Corporation, owner.

SUBJECT—Application March 11, 1954—Bolta-Wall (wall covering), approval of.

298-53-SA

APPLICANT—Avco Manufacturing Corporation, Bendix Home Appliances Division, owner. (Bruno-New York, Inc., agent.)

SUBJECT—Application April 15, 1953—Bendix Automatic Dryer, Models DCF-N, and M; DDF-N and M (standing pilot) DCF-NS and MS and DDF-NS and MS (automatic ignition), approval of.

301-53-SA

APPLICANT—Avco Manufacturing Corporation, Bendix Home Appliances Division, owner. (Bruno-New York, Inc., agent.)

SUBJECT—Application April 15, 1953—Bendix Economat Washer, Models WCH and WDH, Bendix Dialomatic Washer, Models WCN and WDN, approval of.

59-49-SA

APPLICANT—Watts Regulator Company, owner.

SUBJECT—Application reopened June 2, 1954 and amend as to additional model of vacuum breaker—re Watts Vacuum Breaker No. 188, $\frac{1}{4}$ in., $\frac{3}{8}$ in., $\frac{1}{2}$ in., $\frac{3}{4}$ in., and 1 in., previously approved.

746-38-SA

APPLICANT—John Wood Company, Bennett Pump Division, owner-manufacturer.

SUBJECT—Application reopened September 21, 1954 and amend to include additional models of dispensing pumps—re Bennett Pumps for Motor Ruels, previously approved.

787-51-SA

APPLICANT—Sterling Heat Specialties, Inc., owner-manufacturer.

SUBJECT—Application reopened September 21, 1954—re Economy Suspended Gas Fired Unit Heater and Feeders Series 18 Gas Fired Unit Heaters; previously approved re Sterling Suspended Gas-fired Unit Heater, Models 55S, 90S, 120S, 160S and 200S.

354-54-A

APPLICANT—Long Island Lighting Co., owner.

SUBJECT—Application April 30, 1954—Application for recommendation filed pursuant to Appeal from a decision of the Commissioner of Marine and Aviation amended August 4, 1954 to include an appeal from a decision of the Fire Commissioner.

PREMISES AFFECTED—Northerly extension of Beach 28th street and Dickens avenue, along Mott Basin (Block 171, Lots 5, 9, 18, 21, 25, 27, 28, 29, 32, 33, 34, 35, 36, 38, 50, 61, 66, 70, 72 and 74; Block 170, Lots 1, 7, 50, 59, 64; Block 172, Lots 25, 29, 33, 37, 41, 51, 55, 59, 63, 67, Block 173, Lots 1, 6, 11; Block 174, Lots 1, 10, 15, 30, 35, 40 and Block 176, Lot 1), Far Rockaway, Borough of Queens.

39-54-A

APPLICANT—Leonard F. Rothkrug, for Riccardo Verdini, owner.

SUBJECT—Application January 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—81-10 102nd avenue, south side, 82.90 ft. east of 81st street, Block 9052, Lot 13, St. Albans, Borough of Queens.

101-54-A

APPLICANT—Maurice Intrator, for Stanley Pulak, owner.

SUBJECT—Application February 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—106-19 Sutphin boulevard, east side, 40 ft. north of South road, Block 10060, Lot 28, Jamaica, Borough of Queens.

174-54-A

APPLICANT—Lama, Proskauer and Prober, for 351 Jay Realty Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—351 Jay street, east side, 150 ft. south of Myrtle avenue, Block 147, Lot 9, Borough of Brooklyn.

488-54-A

APPLICANT—J. M. Nicholson, for the Long Island Railroad Co. (William Wyer, trustee), owner.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—91-53 121st street, northeast corner of Atlantic avenue, Block 9375, Lot 58, Morris Park Shops, Richmond Hill, Borough of Queens.

566-53-A

APPLICANT—Henry George Greene, for Clintonic Beverage Co., owner.

SUBJECT—Application July 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-51 Suffolk street, west side, 100 ft. north of Grand street, Block 351, Lot 51, Borough of Manhattan.

879-53-A

APPLICANT—Harry L. Alper, for Marian R. Feist, and Harold A. Rouse, owners (Third-Mile Shoe Co., Inc., lessee).

SUBJECT—Application December 10, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1536 Third avenue, west side, 72 ft. $8\frac{1}{2}$ in. north of East 86th street, Block 1515, Lot 36, Borough of Manhattan.

799-53-A

APPLICANT—Leonard F. Rothkrug, for Congregation Ahavath Israel and Talmud Torah, of East Midwood, Inc., owner.

SUBJECT—Application November 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1122 East 29th street, west side, 140 ft. south of Avenue K, Block 7628, Lot 53, Borough of Brooklyn.

569-54-A

APPLICANT—Cole and Liebmann, for Augusta Realty Co., Inc., owner.

SUBJECT—Application July 8, 1954—filed pursuant to sec. 310 of the variation of sec. 172, subdivision 1 of the M.D.L. re minimum dimensions of yard.

PREMISES AFFECTED—2009 Lexington avenue, east side, 14 ft. 6 in. north of East 122nd street, Block 1771, Lot 21 $\frac{1}{2}$, Borough of Manhattan.

570-54-A

APPLICANT—Cole and Liebmann, for 2015 Lexington Avenue Realty Corp., owner.

SUBJECT—Application July 8, 1954—filed pursuant to sec. 310 of the M.D.L. for variation of Sec. 172, subdivision 1 of the M.D.L. re required yard area.

CALENDAR

PREMISES AFFECTED—2015 Lexington avenue, east side, 58 ft. north of East 122nd street, Block 1771, Lot 20½, Borough of Manhattan.

571-54-A

APPLICANT—Cole and Liebmann, for Augusta Redman, owner.

SUBJECT—Application July 8, 1954—filed pursuant to section 310 of the M.D.L. for variation of section 172, subdivision 1 of the M.D.L. re required yard area.

PREMISES AFFECTED—2017 Lexington avenue, east side, 72 ft. 6 in. north of East 122nd street, Block 1771, Lot 20¼, Borough of Manhattan.

453-54-A

APPLICANT—A. L. Seiden, for American Friends of Hebrew University, Inc., owner.

SUBJECT—Application June 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9 East 89th street, north side, 204 ft. 11 in. east of 5th avenue, 5th floor, Block 1501, Lot 9, Borough of Manhattan.

706-54-A

APPLICANT—Gabriel Nathan, for Samuel Gast, owner (Beach 98th and Boardwalk Corp., lessee).

SUBJECT—Application August 30, 1954—Application filed pursuant to Section 35, of the General City Law re extension of building in bed of mapped street—proposed widening of Rockaway Beach boulevard.

PREMISES AFFECTED—98-01 to 98-09 Rockaway Beach boulevard and 185-197 Beach 98th street, southwest corner, Block 637, Lot 39, Rockaway Beach, Borough of Queens.

516-54-A

APPLICANT—Charles N. Whinston, for Murlo Realty Corp., owner.

SUBJECT—Application June 21, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—605-609 West 112th street, north side, 100 ft. west of Broadway, Block 1895, Lots 8-12, Borough of Manhattan.

771-53-A—Vol. II

APPLICANT—Robert Gottlieb, for Jane G. Schultz, owner (The Greneker Corp., lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—120 Bruckner boulevard, southwest corner of Brook avenue, 5th floor, Block 2277, Lot 10, Borough of The Bronx.

175-54-A

APPLICANT—Patrick D. Concagh, for 18 East 41st Street Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—18-20 East 41st street, south side, 248 ft. 4½ in. east of 5th avenue, Block 1275, Lot 61, Borough of Manhattan.

215-54-A

APPLICANT—James E. McKillop, for Martin Leader, owner.

SUBJECT—Application March 26, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—401 Avenue F, northeast corner of East 4th street, Block 5398, part of Lot 51 and Lot 51, Borough of Brooklyn.

485-54-A

APPLICANT—Ervin Palmer, for Sam and Anna Kane and Natalie Fisher, owners.

SUBJECT—Application June 15, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation

of section 216, subdivision 4b of the Multiple Dwelling Law re minimum width of yards and courts.

PREMISES AFFECTED—222-224 East 51st street, south side, 260 ft. east of 3rd avenue, basement, Block 1324, Lot 39, Borough of Manhattan.

632-45-A—Vol. V

APPLICANT—Henry G. Harris, for Clara Frankel, owner.

SUBJECT—Application reopened October 13, 1954 re amendment as to terrace—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—1326-1330 Ocean parkway, west side, 200 ft. south of Avenue M, Block 6568, Lots 20, 21 and 22, Borough of Brooklyn.

552-52-A

APPLICANT—Lama, Proskauer and Prober, for Mary Vicario, owner (Ram Machine Co., lessee).

SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

252-54-A

APPLICANT—Stanley Rapaport, for Henrietta M. Rosen and Morton H. Rowen, owners.

SUBJECT—Application April 9, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—142-144 Henry street and 20 Rutgers street, southwest corner, Block 273, Lot 27, Borough of Manhattan.

746-54-A

APPLICANT—Seelig and Finkelstein, for The Winston, Inc., owner.

SUBJECT—Application September 23, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 4, subdivision 33 of the Multiple Dwelling Law re as to percentage of open space required as a prerequisite to electing grade for the purpose of measuring height of building.

PREMISES AFFECTED—178-10 Wexford terrace and 86-11 Edgerton boulevard, southeast corner and 178-03 Hillside avenue, Block 9937, Lot 1, Jamaica, Borough of Queens.

374-54-A—Vol. II

APPLICANT—Morris Hannes, for Pentecostal Church of God, Inc., owner.

SUBJECT—Application reopened October 5, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4320 3rd avenue, west side, 25 ft. 2 in. north of 44th street, 1st floor; Block 727, Lot 47, Borough of Brooklyn.

665-54-A

APPLICANT—Lama, Proskauer and Prober, for Nonpareil Social and Athletic Club, owner.

SUBJECT—Application September 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1149 Eastern parkway, north side, 190 ft. 9 in. west of Utica avenue, Block 1391, Lot 66, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 30, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 30, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

CALENDAR

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owners.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, for a term of fifteen years, the erection and maintenance of stores, auto show-room, gasoline service station, car-wash, lubricatorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading and the parking of patrons' cars.

Laid over from October 26, 1954, to November 30, 1954, at request of the applicant, attorney for objectors concurring; no further requests for adjournment to be considered.

519-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Weiss and Sons, Inc., owner.

SUBJECT—Application June 17, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence and business district the maintenance of existing use of office and drafting room in building No. 1 in conjunction with monumental works, and to permit the maintenance of existing steel rolling crane, and open storage of granite between buildings 1 and 2, and to permit building 2 to be used for Diesel engine in connection with monumental works; and to maintain building 3 with its present monumental works and machinery use, and the southern part of lot with its existing steel rolling crane and open monumental machinery consisting of a wire saw and the erection of an additional wire saw alongside present one in open area.

PREMISES AFFECTED—928-940 Jamaica avenue and 1-35 Lincoln avenue, southeast corner, Block 4109, Lot 91, Borough of Brooklyn.

Laid over from October 26, 1954, to November 30, 1954, for inspection and decision without further argument; hearing closed.

700-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Millie Mayser, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories and the parking and storage of motor vehicles.

PREMISES AFFECTED—9319-9333 3rd avenue and 301-311 94th street, northeast corner, Block 6107, Lots 1, 5 and 67, Borough of Brooklyn.

Laid over from November 3, 1954, to November 30, 1954, for inspection and decision without further argument; hearing closed.

695-49-BZ—Vol. III

APPLICANT—Halperin, Natanson, Shivitz and Scholer, for Patsy Baselice, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit for a term of five years in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—298-306 East 140th street, south side, 104.30 ft. east of 3rd avenue, Block 2314, Lot 58, Borough of The Bronx.

Laid over from November 3, 1954, to November 30, 1954, for inspection and decision; hearing closed.

N. Y. Housing Authority's representative to advise the Board how many tenants in the project have cars and where they are parked.

212-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruce D. MacDonald, owner.

SUBJECT—Application March 24, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit for a term of fifteen years, in a local retail use district the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—145-11 to 145-19 (145-15 official) 243rd street and 243-01 to 243-09 Mayda road, northeast corner, Block 13568, Lot 27, Rosedale, Borough of Queens.

Laid over from November 3, 1954, to November 30, 1954, for inspection and decision without further argument; hearing closed.

955-23-BZ—Vol. II

APPLICANT—Siegel and Green, for 206 East 56th Street Realty Corp., owner (Park Palace Auto Service Corp., lessee).

SUBJECT—Application reopened July 20, 1954 as Vol. II—re (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a business use district the parking and storage of more than five motor vehicles on roof of existing garage for more than five motor vehicles.

PREMISES AFFECTED—206-214 East 56th street, south side, 110 ft. east of 3rd avenue, Block 1329, Lot 41, Borough of Manhattan.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; applicant to file revised plan showing proposed construction of parapets and reinforcing of same and with bumpers on all sides; hearing closed.

1357-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Marvel I. Hory, owner.

SUBJECT—Application reopened July 20, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, store and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4467-4479 Broadway and 700-706 West 192nd street, southwest corner, Block 2180, Lot 513, Borough of Manhattan.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; no further argument; hearing closed.

280-41-BZ—Vol. III

APPLICANT—Paul Friedman, for Constel Realty Corp., owner.

SUBJECT—Application reopened July 27, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a storage garage for more than five motor vehicles, and a motor vehicle repair shop (including welding, painting and spraying), and to permit the parking of motor vehicles on unbuilt upon portion of plot for customers and employees.

PREMISES AFFECTED—89 Furman avenue, west side, 99.5 ft. north of Bushwick avenue, Block 3462, Lots 26, 63 and 67, Borough of Brooklyn.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; hearing closed.

539-46-BZ—Vol. III

APPLICANT—Gabriel Nathan, for SKR Holding Corp., owner.

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SUBJECT—Application reopened July 7, 1954 as Vol. III re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district the change in occupancy from gasoline service station, motor vehicle repair shop, storage and parking lot to factory use.

PREMISES AFFECTED—64-13 to 64-21 Rockaway Beach boulevard, south side, 80.86 ft. east of Beach 65th street, Block 396, Lot 5, Rockaway Beach, Borough of Queens.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; hearing closed.

594-54-A

APPLICANT—Gabriel Nathan, for SKR Holding Corp., owner.

SUBJECT—Application June 9, 1954 filed pursuant to section 35, General City Law re premises in bed of proposed widening of Rockaway Beach boulevard and an appeal from decision of borough superintendent.

PREMISES AFFECTED—64-13 to 64-21 Rockaway Beach boulevard, south side, 80.86 ft. east of Beach 65th street, Block 396, Lot 5, Rockaway Beach, Borough of Queens.

315-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Missouri Enterprises, Inc., Sidney Moseson and William B. Putnam, owners (Missouri Enterprises, Inc., lessee).

SUBJECT—Application reopened as Vol. II—October 20, 1953—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district for a term of ten years the erection and maintenance of a luncheonette, office, kiddie park and accessory parking of patrons cars (previously denied by the Board for lots 30 and 34).

PREMISES AFFECTED—231-12 to 231-20 Northern boulevard and 45-02 to 45-20 232nd street, southwest corner and 45-15 to 45-23 231st street, Block 8164, Lots 15, 18, 30, 34 and 37, Little Neck, Borough of Queens.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; hearing closed.

197-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

SUBJECT—Application March 12, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sales and office; and automobile showroom; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—58-12 to 58-30 (58-20 official) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; hearing closed.

345-54-BZ

APPLICANT—Fred C. Dahlem, for Frank K. Paulis, owner.

SUBJECT—Application May 4, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district the parking and storage of more than five motor vehicles for patrons of Villa Bette restaurant (no fees to be charged).

PREMISES AFFECTED—45-47 City Island avenue, west side, 25 ft. north of Rochelle street, Block 5625, Lot 32, Borough of The Bronx.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; hearing closed.

62-53-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for LaGuardia Hotel Inc., owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E area district the off street parking of motor vehicles within the required open spaces and required set back; and to permit the erection of electric signs on building and also on the roof.

PREMISES AFFECTED—99-01 to 99-19 Ditmars boulevard, north side, from 22nd avenue to 22nd road; 99-02 to 99-12 22nd avenue and 100-01 to 100-17 22nd road, Block 1634, Lot 101, East Elmhurst, Borough of Queens.

Laid over from November 16, 1954, to November 30, 1954, for applicant to submit plans of signs which conform to the requirements of the State Conservation Law.

855-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Company, Inc., owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include car-washing, lubritorium, motor vehicle repairs, store, utility room, and office; and to permit the installation of an open truck pit alongside proposed building; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance nearer the residence use district than is permitted.

PREMISES AFFECTED—2150-2166 Jerome avenue, east side, from Cameron place to East 181st street; 2-4 Cameron place and 1-5 East 181st street, Block 3185, Lot 1, Borough of The Bronx.

650-48-BZ—Vol. II

APPLICANT—Holtzman, Shark, Mackell and Hellebrand, for Scalia and Weissler Realty Corp., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit for a term of fifteen years in a retail use district the erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—89-23 Queens boulevard, north side, 81.06 ft. west of 57th avenue, Block 1845, Lot 58, Elmhurst, Borough of Queens.

794-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Spofford Holding Corp., owner (Blue Hour Restaurant Inc., lessee).

SUBJECT—Application reopened May 11, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use district portion of plot the extension of restaurant to include dancing and three piece band including piano (cabaret).

PREMISES AFFECTED—311-315 93rd street, north side, 89 ft. east of 3rd avenue, Block 6103, Lot 61, Borough of Brooklyn.

700-53-BZ

APPLICANT—Ingram S. Carner, for May Bruns, owner.

SUBJECT—Application October 1, 1953—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the change in occupancy from one family dwelling and garage to two family dwelling and garage.

PREMISES AFFECTED—85-29 65th road and 65-20 Fitchett street, northwest corner, Block 3137, Lot 21, Forest Hills, Borough of Queens.

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application October 21, 1953—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection

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and maintenance of a gasoline service station, lubritorium, auto wash, storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced for a term of fifteen years.

PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

23-54-BZ

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of existing car-port without the required set back and side yard.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

24-54-A

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

447-54-BZ

APPLICANT—Leonard F. Rothkrug, for Cosmo Finnochio, owner.

SUBJECT—Application June 4, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in the retail use district portion of plot located in residence and retail use district the erection and maintenance of retail stores and a wholesale bake shop with loading space and two car garage.

PREMISES AFFECTED—192-14 to 192-22 Northern boulevard, southwest corner of 193rd street, Block 5516, Lot 16, Flushing, Borough of Queens.

469-54-BZ

APPLICANT—Herman E. Horwood, for Kesbec Inc., owner (Ernie's Auto Body & Fender Service, lessee).

SUBJECT—Application June 9, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from gasoline service station and thirteen (one car) non-storage garages, to gasoline service station, seven (one car) non-storage garages and motor vehicle repair shop (six one car non-storage garages).

PREMISES AFFECTED—1035 East 156th street and 756-758 Southern boulevard, northeast corner, Block 2729, Lot 50, Borough of The Bronx.

518-54-BZ

APPLICANT—John F. Fitzsimons, for Vincent Sepe, owner.

SUBJECT—Application June 22, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (store and garage for two delivery trucks), with a business entrance (curb cut) and a business sign.

PREMISES AFFECTED—118-09 Springfield boulevard and 216-02 118th avenue, southeast corner, Block 12754, Lot 1, St. Albans, Borough of Queens.

520-54-BZ

APPLICANT—Lama, Proskauer and Prober, for George Grammas, owner.

SUBJECT—Application June 21, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a

gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—78-01 to 78-03 Parsons boulevard and 158-02 to 158-12 78th avenue, southeast corner, Block 6829, Lot 9, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 30, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 30, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

541-53-A

APPLICANT—Leonard F. Rothkrug, for George Donus, owner.

SUBJECT—Application June 18, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—133-18 Francis Lewis boulevard, west side, 160 ft. south of 133rd avenue, Block 12969, Lot 8, Laurelton, Borough of Queens.

659-53-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings.

OWNERS OF PREMISES—George B. and Cecil A. Donus.

SUBJECT—Application August 18, 1953—Revocation of Certificate of Occupancy #84750-52 issued re Alt. 2702-52.

PREMISES AFFECTED—133-18 Francis Lewis boulevard, west side, 160 ft. south of 133rd avenue, Block 12969, Lot 8, Laurelton, Borough of Queens.

343-50-A—Vol. II

APPLICANT—Mergenthaler Linotype Company, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—1-57 Hall street; 2-60 Ryerson street; 15-49 Ryerson street; 299-313 Park avenue and 248-254 Flushing avenue, Blocks 1867 and 1877, Lot 1, Borough of Brooklyn.

243-54-A

APPLICANT—Siegel and Green, for N.L.R. Realty Corp., owner.

SUBJECT—Application March 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—71-73 East Broadway and 9 Market street, southwest corner, Block 280, Lot 27, Borough of Manhattan.

330-54-A

APPLICANT—Arthur J. McDermott, for Arthur J. McDermott, Jacob A. and Georgia Post Visel, owners.

SUBJECT—Application April 27, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—90-01 Parsons boulevard, southeast corner of 90th avenue, Block 9756, Lot 28, Jamaica, Borough of Queens.

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.

SUBJECT—Application March 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

824-53-A

APPLICANT—Bernhardt T. Berman, for Sol R. Mantell, owner.

CALENDAR

SUBJECT—Application November 19, 1953 filed pursuant to Section 35 General City Law re premises in bed of a mapped street—Beach 68th street and an Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—68-02 Bayfield avenue, north side, 275 ft. west of Beach 67th street, Block 447, Lot 83, Arverne, Borough of Queens.

338-54-A

APPLICANT—George Raymond Euell, for Marguerite Guthrie, owner (Shaffey Bashure, lessee).

SUBJECT—Application April 28, 1954—Appeal from a decision of the borough superintendent re Revocation of permit—Alt. 5114-53.

PREMISES AFFECTED—2777 Knapp street, east side, 263.66 ft. north of Shore parkway and 2776 Plumb street, Block 7546, Lot 20, Borough of Brooklyn.

138-54-A

APPLICANT—Aaron Gelman, for Lester T. Doyle (trustee).

SUBJECT—Application February 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1100-1104 East 177th street, southeast corner of Devoe avenue, Block 3904, Lot 1, Borough of The Bronx.

531-54-A

APPLICANT—Abraham Grossman, for Adelan Realty Corp., owner (Lillian Gottesman and Gertrude E. Alpern, lessees).

SUBJECT—Application June 25, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—103-105 Norfolk street, west side, 100 ft. north of Delancey street, Block 353, Lots 35 and 36, Borough of Manhattan.

100-45-A—Vol. II

APPLICANT—David R. Dibner, for Medor Realty Corp., owner.

SUBJECT—Application reopened May 11, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—744 East 138th street, southeast corner of Bruckner boulevard, cellar and 2nd floor; Block 2566, Lot 52, Borough of The Bronx.

30-54-A

APPLICANT—Michael A. Caricato, lessee, for Nicholas M. Caricato, owner.

SUBJECT—Application January 15, 1954—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—436-438 Water street, west side, 25 ft. 6 in. north of Market Slip, Block 249, Lot 46, Borough of Manhattan.

256-54-A

APPLICANT—Raymond Irrera, for Quality Varnish Corp., owner.

SUBJECT—Application April 12, 1954—filed pursuant to section 36, General City Law re premises not facing on legal street and an Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—47-02 5th street, west side, 100 ft. south of 47th avenue, Block 20, Lot 7, Long Island City, Borough of Queens.

678-53-A

APPLICANT—Seymour W. Gage, for Rose and Anthony Musco, owners.

SUBJECT—Application September 22, 1953—Appeal from a decision of the borough superintendent, filed pursuant to sec. 310 of the M.D.L. for variation of sec. 171 of M.D.L. re bulk of building.

PREMISES AFFECTED—235 East 116th street, north side, 193.4 ft. west of 2nd avenue, Block 1666, Lot 16, Borough of Manhattan.

402-54-A

APPLICANT—Roux Distributing Co., Inc., lessee, for 110 East 153rd Street Corp., owner.

SUBJECT—Application May 20, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—110 East 153rd street, south side, 286.63 ft. west of Gerard avenue, Block 2354, Lot 74, Borough of The Bronx.

406-54-A

APPLICANT—I.F.E. Studios, Inc., lessee, for Theatre Circuit Realty Corp., owner.

SUBJECT—Application May 19, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—233-235 West 49th street, north side, 221 ft. east of 8th avenue, 5th floor; Block 1021, Lot 10, Borough of Manhattan.

407-54-A

APPLICANT—Sidney Daub, for 108-110 West 11th Street Realty Corp., owner.

SUBJECT—Application May 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—102-110 West 11th street, southwest corner of Avenue of the Americas, Block 606, Lot 30, Borough of Manhattan.

419-54-A

APPLICANT—Gabriel Nathan, for Peter Tessler, Philip Gussow and Gershon Mundell, doing business as SOS Auto Supply Co., owners.

SUBJECT—Application May 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1807-1817 Mott avenue and 1806-1818 Cornaga avenue, northwest corner, Block 48, Lot 34, Far Rockaway, Borough of Queens.

420-54-A

APPLICANT—Sidney Daub, for Relkrantz Realty Corp., owner.

SUBJECT—Application May 20, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—97 Greene street, west side, 164 ft. 10 in. north of Spring street, Block 500, Lot 30, Borough of Manhattan.

422-54-A

APPLICANT—Sidney Daub, for Charles Eneu Johnson Co., Inc., owner.

SUBJECT—Application May 21, 1954—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—46-48 New Chambers street, south side, 33 ft. east of Pearl street and 410-412 Pearl street, Block 115, Lot 6, Borough of Manhattan.

451-54-A

APPLICANT—John F. Fitzsimons, for May Pfanz, owner.

SUBJECT—Application June 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—108-11 37th drive, north side, 100 ft. east of 108th street, 1st floor; Block 1777, Lot 49, Corona, Borough of Queens.

474-54-A

APPLICANT—Joseph Levy, Jr., for Centre-Baxter Realty Corp., owner.

SUBJECT—Application June 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—206 Centre street, east side, 100 ft. 7¼ in. north of Hester street, Block 235, Lot 4, Borough of Manhattan.

754-54-A

APPLICANT—Halperin, Natanson, Shivitz and Scholer, for Broadway and 48th Inc., owner (Rector's Tavern, Inc., lessee).

CALENDAR

SUBJECT—Application September 21, 1954—Application for variation of sec. 338 of the Labor Law (decision of the Department of Health).

PREMISES AFFECTED—1506-1512 Broadway and 160 West 44th street, southeast corner, Block 996, Lot 61, Borough of Manhattan.

484-54-A

APPLICANT—L. B. Santagnelo, for Ernest Hoehn, trustee.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-37 East Broadway, south side, 218 ft. 7 in. east of Catherine street, Block 280, Lot 42, Borough of Manhattan.

490-54-A

APPLICANT—Sidney Daub, for China Noodle Co., Inc., owner.

SUBJECT—Application June 9, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—176 Park Row, north side, 78 ft. 7 in. east of Baxter street, Block 161, Lot 12, Borough of Manhattan.

61-54-A

APPLICANT—John T. Kelleher, Borough Superintendent for Department of Housing and Buildings.

OWNER OF PREMISES—Sonjul Realty Co., Inc.

SUBJECT—Application January 29, 1954—Revocation of Certificate of Occupancy Q76789-51 issued re Alt. 1727-51.

PREMISES AFFECTED—96-21 69th avenue, west side, 19 ft. south of Croton avenue, 1st floor; Block 3200, Lot 33, Forest Hills, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 3, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, December 3, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

64-27-SR—Vol. II

Proposed Revision of the Factory Exit Rules.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 7, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 7, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

641-30-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Alhen Holding Corp., owner.

SUBJECT—Application reopened February 17, 1953 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the extension in use and area of existing gasoline service station, to be used as a lubritorium, non automatic car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—207-06 Hillside avenue and 88-01 to 88-09 207th street, southeast corner, Block 10582, Lot 1, Hollis, Borough of Queens.

Laid over from September 14, to October 19, 1954, in view of the proposed taking by the Park Department of the premises for construction as a park and playground in connection with the school on the block; then to December

7, 1954, pending the probable taking of the property by the city for school purpose.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district portion of a lot located in a residence and unrestricted use, A area district the erection and maintenance of an additional building, using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision without further argument; hearing closed; then to September 14, 1954, for further consideration by the Board and decision; hearing previously closed; then to October 5, 1954, at request of the Board, for further consideration and inspection; then to October 26, 1954, for inspection; objectors may file additional objections and applicant to file revised plans; then to November 16, 1954, at request of the applicant, for applicant to file new proposal and for further objections to be filed; then to December 7, 1954, to consider additional use and permit two publications in the Bulletin; applicant to send notice to affected owners by regular mail.

663-54-BZ

APPLICANT—Samuel Rosenblum, for Marchant Estates, Inc., owner.

SUBJECT—Application September 9, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station, to include lubritorium, washing of cars, storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—24-34 Lafayette street and 530-532 Pearl street, northwest corner and 41 Elk street, Block 168, Lot 12, Borough of Manhattan.

Laid over from November 16, 1954, to December 7, 1954, for additional information from the Park Department and for further consideration by the Board; hearing closed.

398-54-BZ

APPLICANT—Patrick D. Concagh, for Jafra Holding Corp., owner.

SUBJECT—Application reopened November 16, 1954 and restored to docket—re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in the retail use district portion of a lot located in a residence and retail use, D area district, the erection of a business building (stores and offices), using more than the area permitted; previously withdrawn.

PREMISES AFFECTED—2702 East Tremont avenue, west side, 46.84 ft. south of St. Raymond avenue and 1542 Benson street, Block 3988, Lot 18, Borough of The Bronx.

249-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner (Lawrence Blau, lessee).

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

CALENDAR

559-37-BZ—Vol. III

APPLICANT—New York Telephone Company, for Robert S. Olnick, John L. Hennessy and Milton P. Lansky, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, B area district the erection and maintenance of a commercial building (central accounting office for N. Y. Telephone Co.), without the required rear yard adjacent to residence use district, and using more than the area permitted in residence use portion of plot.

PREMISES AFFECTED—5020-5036 Broadway, east side, from West 213th street to West 214th street; 501-529 West 213th street, 500-518 West 214th street and 3996-4010 10th avenue, Block 2231, Lot 1, Borough of Manhattan.

872-39-BZ—Vol. VII

APPLICANT—Herman Kron, for Berk Bros. Realty Corp., owner.

SUBJECT—Application reopened September 28, 1954 as Vol. VII—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the addition of an automobile laundry (automatic type) to existing gasoline service station in portion of site where stores were permitted by Board but never built.

PREMISES AFFECTED—7001-7019 Bay parkway, southwest corner of West 10th street and 1-21 Avenue O, Block 6574, Lot 6, Borough of Brooklyn.

928-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 4355 Realty Corporation, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of an automobile sales and showroom and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4353-4361 Broadway and 701-707 West 186th street, northwest corner, Block 2180, Lot 140, Borough of Manhattan.

227-54-BZ

APPLICANT—Raynron Irrera, for John Micari, owner.

SUBJECT—Application April 2, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the maintenance of existing garages for five cars for other than tenants of dwelling on front of plot, if tenants do not use them.

PREMISES AFFECTED—31-30 38th street, west side, 277.83 ft. south of 31st avenue, Block 657, Lots 53 and 54, Long Island City, Borough of Queens.

273-54-BZ

APPLICANT—Theodore L. Soontup, for Louis Bronson, owner.

SUBJECT—Application April 14, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence, business and manufacturing use district the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—90-25 144th place (Vanderbilt avenue), east side, 134.60 ft. south of Jamaica avenue, Block 9985, Lot 37, Jamaica, Borough of Queens.

276-54-BZ

APPLICANT—Burke, Green and Groh, for Ethel C. Mold, owner (Anthony Cuneo, lessee).

SUBJECT—Application March 30, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the reconstruction and extension in area of existing gasoline service station to include auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—149-34 15th avenue, south side, 260 ft. east of 149th street, Block 4662, Lot 47, Whitestone, Borough of Queens.

428-54-BZ

APPLICANT—Esso Standard Oil Co., for Estelle Rosenberg, owner.

SUBJECT—Application May 28, 1954—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—220-02 Linden boulevard, southeast corner of 220th street, Block 12737, Lot 56, Cambria Heights, Borough of Queens.

521-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lehigh Holding Corp., owner.

SUBJECT—Application June 21, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection of an extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—1273-1291 McDonald avenue, east side, 175 ft. north of Bay parkway, Block 6524, Lot 52, Borough of Brooklyn.

566-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Otto Muller and Herbert J. C. Wells, owners.

SUBJECT—Application July 6, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, utility room and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—1741-1751 Bronxdale avenue and 900-910 Morris Park avenue, southeast corner, Block 4094, Lots 1, 3, 41 and 42, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 7, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 7, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

448-54-SM

APPLICANT—Central D. Manufacturing Company, owner.

SUBJECT—Application June 3, 1954—R. and RS Gas Connectors (for gas stoves or gas ranges), approval of.

1014-41-SA—Vol. II

APPLICANT—Fire Devices, Inc. (New York), owner.

SUBJECT—Application reopened as Vol. II, March 9, 1954 for test and report as to additional models—Spot Fire Lowecator, Models 501, 502, 503 and 504.

178-54-SM

APPLICANT—Republic Brass Company, owner.

SUBJECT—Application February 15, 1954—Republic Brass Company, Ledge Type Sink Fitting with Swing Spout, Automatic Thumb Control Spray Head, approval of.

CALENDAR

577-54-SM

APPLICANT—Weiss Metal Ceiling Company, for Dant and Russell Sales Company, owner.
SUBJECT—Application June 24, 1954—Dantore Metal Pan Suspended Acoustical Ceiling, approval of.

106-33-SA

APPLICANT—Sun-Ray Burner Manufacturing Corporation, owner.
SUBJECT—Application reopened July 20, 1954—re additional trade name—Sun-Ray Fuel Oil Burner, previously approved.

359-50-SA

APPLICANT—Altorfer Bros. Company, owner-manufacturer.
SUBJECT—Application reopened September 14, 1954—re additional models of washers—re ABC-O-Matic Home Laundry Automatic Washer, Model 50, previously approved.

504-54-A

APPLICANT—Renander and Miller, for Charles F. Dawson and Doris F. Dawson, owners.
SUBJECT—Application June 17, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—85-06 94th street, north side, 40 ft. west of 85th drive, Block 8886, Lot 61, Woodhaven, Borough of Queens.

495-54-A

APPLICANT—Julius Eckman, for Lewine Holding Corp., owner (F. A. O. Schwarz, lessee).
SUBJECT—Application June 11, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—600-612 West 58th street and 847-855 11th avenue, southwest corner, Block 1105, Lot 36, Borough of Manhattan.

482-54-A

APPLICANT—Jack Fein, for 195-197 William Street Corp., owner.
SUBJECT—Application June 15, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—195 William street, west side, 103 ft. 9½ in. south of Frankfort street, cellar; Block 102, Lot 12, Borough of Manhattan.

483-54-A

APPLICANT—Jack Fein, for 195-197 William Street Corp., owner.
SUBJECT—Application June 15, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—197 William street, west side, 75 ft. ½ in. south of Frankfort street, cellar, Block 102, Lot 11, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 14, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 14, 1954, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

1674-21-BZ—Vol. II

APPLICANT—Herman Kron, for Plancher Corp., owner.
SUBJECT—Application reopened May 4, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit the removal of partition dividing the residence use district from the business use district on the second floor, to be used as an extension to existing public assembly (catering) use.

PREMISES AFFECTED—151 East Burnside avenue and 2052-2062 Creston avenue, northeast corner, Block 3160, Lot 1, Borough of The Bronx.

Laid over from November 16, 1954, to December 14, 1954, for inspection by committee of the Board and for applicant to get a full examination from the Building Department and file an administrative appeal with the Board if necessary; hearing closed.

647-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Maria Suarez, owner (Angels Auto Sales, lessee).
SUBJECT—Application reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a business use district for a term of fifteen years the maintenance of existing class 5 structure (quonset hut) for car washing, simonizing and motor vehicle repair shop in conjunction with existing office and storage, sales and display of cars.

PREMISES AFFECTED—535-549 Remsen avenue, east side, 100 ft. north of Church avenue, Block 4687, Lot 12, Borough of Brooklyn.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed.

908-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Merrick Westbury Corp., owner.
SUBJECT—Application December 30, 1952—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles on unbuilt upon portion of lot; for a term of fifteen years.

PREMISES AFFECTED—203-20 Rocky Hill road and 47-52 to 47-58 204th street, southwest corner and 203-17 to 203-27 48th avenue, Block 7355, Lot 61, Bayside, Borough of Queens.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed.

116-54-BZ

APPLICANT—Ingram S. Carner, for Eswin Construction Corp., owner.
SUBJECT—Application February 17, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—231-13 to 231-21 Linden boulevard and 116-64 to 116-72 232nd street, northwest corner, Block 11332, Lot 1, Springfield, Borough of Queens.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed.

222-54-BZ

APPLICANT—Max Horn, for 95-26 Sutphin Boulevard Corp., owner.
SUBJECT—Application March 31, 1954—(decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles of patrons and employees of adjoining building, loading and unloading, with a business entrance (curb cut).

PREMISES AFFECTED—95-25 Waltham street, east side, 150 ft. north of 97th avenue, Block 10026, Lots 35, 37 and 38, Jamaica, Borough of Queens.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed.

CALENDAR

456-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel and Stanley W. Berman, owners.

SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—7602-7624 Flatlands avenue, south side, from East 76th to East 77th streets, 901-911 East 76th street and 902-910 East 77th street, Block 8013, Lots 1, 4, 5, 6 and 8, Borough of Brooklyn.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed.

418-29-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Company, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the extension and reconstruction of existing gasoline service station to include car wash, lubritorium, motor vehicle repairs, store and brake service and office, and to permit the parking and storage of motor vehicles, with curb cuts and signs nearer the residence use than is permitted.

PREMISES AFFECTED—115-58 to 115-74 (115-62 official) Sutphin boulevard and 149-01 116th avenue, northwest corner and 115-43 to 115-49 149th street, Block 11994, Lots 21 and 24, Jamaica, Borough of Queens.

79-30-BZ—Vol. II

APPLICANT—Jacob Lubroth and Son, for Guywal Realty Corp., owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit the business use district portion of a plot for a term of ten years the erection and maintenance of a gasoline selling station, lubritorium, motor vehicle repairs and office; and to permit on vacant portion the parking of motor vehicles.

PREMISES AFFECTED—2270-2280 East 14th street and 1313-1323 Gravesend Neck road, northwest corner, Block 7374, Lot 29, Borough of Brooklyn.

528-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis D. Cohen and Augusta Geller, owners (Socony-Vacuum Oil Company, lessee).

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, storage and office, and the parking and storage of motor vehicles and to install an open truck pit and to add four 550 gallon gasoline tanks and an additional dispensing pump, and to remove the existing dividing wall between the gasoline service station and the parking lot.

PREMISES AFFECTED—164-178 4th avenue and 340-344 Douglass street, southwest corner, Block 420, Lots 37 and 40, Borough of Brooklyn.

624-39-BZ—Vol. V

APPLICANT—Albert E. Deer, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. V—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district for a term of fifteen years, the extension to accessory building, and the addition of motor vehicle

repairs and the parking of motor vehicles waiting to be serviced, on existing gasoline service station.

PREMISES AFFECTED—178-02 to 178-08 Union turnpike, southwest corner of Surrey lane, Block 7227, Lot 29, Jamaica, Borough of Queens.

1228-40-BZ—Vol. II

APPLICANT—Larry Meltzer, for Avenue P and East 19th Street, Inc., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, E area district the extension of existing structure using more than the area permitted and without the required setback from street lines on Avenue P and East 19th street.

PREMISES AFFECTED—1816-1824 Avenue P and 1610-1620 East 19th street, southwest corner, Block 6781, Lot 7, Borough of Brooklyn.

124-49-BZ—Vol. II

APPLICANT—Carl H. Salminen, for MacGrotty Chevrolet, Inc., owner.

SUBJECT—Application reopened February 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use district the erection and maintenance of an extension to existing structure maintaining present uses of showroom, service, office, storage and parts department, and to add the use of storage of parts, body shop, welding with acetylene and oxygen, machine room, painting, spraying and under coating, with storage of paints and to permit the storage of new and used cars waiting to be serviced and the parking of cars on the roof.

PREMISES AFFECTED—137-80 Northern boulevard, southwest corner of Union street, Block 4977, Lot 52, Flushing, Borough of Queens.

682-53-BZ

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and local retail use district the change in use of cellar and first floor from spraying establishment, to spraying establishment and assembly of costume jewelry.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.

683-53-A

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.

159-54-BZ

APPLICANT—J. Paul Frampton, for Harry Bram, owner (Ciro Sanicola, lessee).

SUBJECT—Application March 4, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of existing gasoline service station to include lubritorium, store and office.

PREMISES AFFECTED—779-787 Crescent street, southeast corner of Linden boulevard, Block 4486, Lot 1—formerly Lots 1 and 4, Borough of Brooklyn.

377-54-BZ

APPLICANT—Charles M. Spindler, for Muller Bros. Holding Corp., owner.

SUBJECT—Application May 11, 1954—re (decision of the borough superintendent) under section 7e of the zoning

CALENDAR

resolution, to permit in a residence use district the change in occupancy from storage garage for more than five motor vehicles to warehouse, packaging and crating (incidental to movers' business) and office, for a term of ten years.

PREMISES AFFECTED—70-01 67th place and 67-26 to 67-34 70th avenue, southeast corner, Block 3653, Lot 1, Glendale, Borough of Queens.

525-54-BZ

APPLICANT—Lama, Proskauer and Prober, for David M. and Joseph Fisch, owners.

SUBJECT—Application June 23, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, for a term of ten years, the change in occupancy from garage to florist supply, manufacturing of florist ornaments and decoration, sales and storage, loading and unloading, and the storage of two trucks.

PREMISES AFFECTED—1236-1240 President street, south side, 275.2 ft. west of New York avenue, Block 1283, Lot 26, Borough of Brooklyn.

768-54-BZ

APPLICANT—Ralph E. Leff, for Bridge-Duffield Corp., owner (The Brooklyn Eagle, lessee).

SUBJECT—Application October 1, 1954—re (decision of the borough superintendent) under section 19A(h) of the zoning resolution, to permit in a manufacturing use district the use of one loading berth (for two trucks) without the required depth.

PREMISES AFFECTED—116-124 Duffield street and 122-144 Johnson street, southwest corner and 295-301 Bridge street, Block 2047, Lots 13-17 inclusive, 19 and 26, Borough of Brooklyn.

769-54-A

APPLICANT—Ralph E. Leff, for Bridge-Duffield Corp., owner (The Brooklyn Eagle, lessee).

SUBJECT—Application October 1, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—122-144 Johnson street and 116-124 Duffield street, southwest corner and 295-301 Bridge street, Block 2047, Lots 13-17 inclusive, 19 and 26, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 14, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, December 14, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rudolph and Bertha Pollak.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N.B. 567-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julis DeMasi and Florence Lociceio.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Dominick W. Ciminiello.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.

PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Anthony M. and Sarah Capuano.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Cono and Nancy Giardina.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglia, Jr.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rhersen and Beatrice Kaufman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 573-52 (constructed not in accordance with approved plans).

PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Henry and Dorothy Kurtz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11507-52 issued re N.B. 574-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

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440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Manuel and Theresa Molines.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).
PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Arthur and Julia Sussman.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).
PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Benjamin and Helen Katz.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).
PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNER OF PREMISES—Max Kanak.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).
PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

142-54-A

APPLICANT—Irving Berg, for King Solomon Affiliation, 2nd District Jurisdiction, owner.
SUBJECT—Application February 24, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1252-1254 Bedford avenue, west side, 118 ft. 4 in. north of Fulton street, Block 2000, Lot 31, Borough of Brooklyn.

721-54-A

APPLICANT—Sutter Construction Inc., owner.
SUBJECT—Application August 5, 1954—re Appeal from a decision of the borough superintendent, re revocation of approval of N.B. 585-51.
PREMISES AFFECTED—354-364 Fountain avenue, northwest corner of Blake avenue, Block 4263, Lot 54, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 16, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon, November 3, 1954 and the special meeting of the Board held on Friday morning, November 5, 1954, were approved as printed in the Bulletin of November 9, 1954, Vol. 39, No. 45.

1674-21-BZ—Vol. II

APPLICANT—Herman Kron, for Plancher Corp., owner.
SUBJECT—Application reopened May 4, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit the removal of partition dividing the residence use district from the business use district on the second floor, to be used as an extension to existing public assembly (catering) use.
PREMISES AFFECTED—151 East Burnside avenue and 2052-2062 Creston avenue, northeast corner, Block 3160, Lot 1, Borough of The Bronx.
APPEARANCES—
For Applicant: Herman Kron.
For Opposition: Israel Faber.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 10 A. M. for inspection by a committee of the Board and for the applicant to obtain a full examination from the Department of Housing and Buildings and file an adminis-

trative appeal with the Board, if necessary; hearing closed.

647-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Maria Suarez, owner (Angels Auto Sales, lessee).
SUBJECT—Application reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, for a term of fifteen years, the maintenance of existing class 5 structure (quonset hut) for car washing, simonizing and motor vehicle repair shop in conjunction with existing office and storage, sales and display of cars.

PREMISES AFFECTED—535-549 Remsen avenue, east side, 100 ft. north of Church avenue, Block 4687, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and George Angelastro.
For Opposition: Joseph Kopel, Bernard Benjamin, Nettie Farber, Irving Gold, Anna Levy, Ida Lopatin and Rabbi D. Leibowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 10 A.M. for inspection and decision; hearing closed.

908-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Merrick Westbury Corp., owner.

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SUBJECT—Application December 30, 1952—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office, and the parking and storage of motor vehicles on unbuilt upon portion of lot, for a term of fifteen years.

PREMISES AFFECTED—203-20 Rocky Hill road, 47-52 to 47-58 204th street, southwest corner and 203-17 to 203-27 48th avenue (Block 7355, Lot 61), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Travis S. Levy.

For Opposition: Hyman Cole, Gladys B. Cole, Miriam Belis, Salvatore Venturini, Tung Miao, Bartholmew Crisafi, Anthony Nowom, Catherine Bellanca, Susan Ozeranic and Irene Josinsky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 10 A.M. for inspection and decision; hearing closed.

62-53-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for LaGuardia Hotel, Inc., owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E area district, the off street parking of motor vehicles within the required open spaces and required set back; and to permit the erection of electric signs on building and also on roof.

PREMISES AFFECTED—99-01 to 99-19 Ditmars boulevard, north side, from 22nd avenue to 22nd road; 99-02 to 99-12 22nd avenue and 100-01 to 100-17 22nd road, Block 1634, Lot 101, East Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Edward Sharf, Ingram S. Carner and Jules Aronson.

For Opposition: Edw. Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1954, at 10 A. M. for applicant to submit plans of signs which conform to the requirements of the State Conservation Law.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district portion of a lot located in a residence and unrestricted use, A area district the erection and maintenance of an additional building, using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1954, at 10 A. M. to consider additional use and permit two publications in the Bulletin; applicant to send notice to affected owners by regular mail.

116-54-BZ

APPLICANT—Ingram S. Carner, for Eswin Construction Corp., owner.

SUBJECT—Application February 17, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—231-13 to 231-21 Linden boulevard and 116-64 to 116-72 232nd street, northwest corner (Block 11332, Lot 1), Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: Meyer Levy, Margaret Roechr, Gladys Demont, W. J. Cossen, Mary Hegarty, Carl I. Digiacomio, William L. Rodman, Joseph E. Thomas, Peter F. Le Panto, Robert Sprotte, Fred Santoro, Florentina Jacobs and Harold J. Hardiman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 10 A. M. for inspection and decision; hearing closed.

117-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Matteo Guerino, owner.

SUBJECT—Application February 17, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium; auto laundry, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles with a show window nearer the residence use district than is permitted.

PREMISES AFFECTED—394-404 Avenue U and 2133-2143 East 2nd street, southeast corner (Block 7129, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1954, at 10 A. M. for inspection and decision; hearing previously closed.

222-54-BZ

APPLICANT—Max Horn, for 95-26 Sutphin Boulevard Corp., owner.

SUBJECT—Application March 31, 1954—(decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles of patrons and employees of adjoining building, loading and unloading, with a business entrance (curb cut).

PREMISES AFFECTED—95-25 Waltham street, east side, 150 ft. north of 97th avenue (Block 10026, Lots 35, 37 and 38), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn, Samuel Romanoff, Eugene Kral and S. H. Mulwitz.

For Opposition: Mae Leonard, Nellie Frayne, Margot Pietri, John J. Bickar and Michael Sheehan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 10 A.M. for inspection and decision; hearing closed.

456-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel and Stanley W. Berman, owners.

MINUTES

SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance, of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.
PREMISES AFFECTED—7602-7624 Flatlands avenue, south side, from East 76th to East 77th streets, 901-911 East 76th street and 902-910 East 77th street, Block 8013, Lots 1, 4, 5, 6 and 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Martin Siegel.
For Opposition: Samuel Brodsky, Michael Sebelli and E. Carluca.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 10 A.M. for inspection and decision; hearing closed.

663-54-BZ

APPLICANT—Samuel Rosenblum, for Marchant Estates, Inc., owner.

SUBJECT—Application September 9, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district, the reconstruction of existing gasoline service station, to include lubritorium, washing of cars, storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—24-34 Lafayette street, 530-532 Pearl street, northwest corner and 41 Elk street, Block 168, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: Edw. Hoffman for Park Dep't.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1954, at 10 A.M. for additional information from the Park Department and for further consideration by the Board; hearing closed.

400-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Bilous, owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district for a term of twenty years the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6625, Lot 50, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Edw. Hoffman for Park Dep't.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this property is part of a parcel now being acquired by the city,

Resolved, that the application be and it hereby is withdrawn.

401-46-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Bilous, owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—re Appeal filed pursuant to section 35, General City Law re premises in bed of mapped street—75th road (previously withdrawn).

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6626, Lot 50, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this property is part of a parcel now being acquired by the city.

Resolved, that the appeal be and it hereby is withdrawn.

757-53-BZ

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five cars on first and second floors, to office, storage of paper stock and twine on first floor, and manufacture of paper boxes and storage of paper stock on second floor.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine.

For Opposition: Thomas Russell Jones.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the applicant has stated that a lease was made with the present tenant to use the property for conforming use.

Resolved, that the application be and it hereby is withdrawn.

758-53-A

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the applicant has stated that a lease was made with the present tenant for use of the property for conforming use.

Resolved, that the appeal be and it hereby is *withdrawn*.

737-38-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Bridge Motors, Inc., owner, Joseph Liss, lessee.

SUBJECT—Application May 24, 1954 (decision of the borough superintendent), under sections 7f and 7h of the zoning resolution, to permit in a business use district, for a term of fifteen years, the maintenance of existing parking and storage of more than five motor vehicles and to permit the erection and maintenance of a gasoline service station and office.

PREMISES AFFECTED—1171-1185 River avenue, west side, 100 ft. south of East 167th street, Block 2496, Lot 64, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Melvin Seigel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Kleinert and Keating 2
Negative: Chairman Murdock and Deputy Chief Connors 2

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on June 15, 1954 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on October 13, 1954 after due notice by publication in the Bulletin; laid over to November 16, 1954, for inspection by a committee of Board, additional information from applicant and for decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, River avenue and East 167th street are in a business use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated April 26, 1954 acting on N.B. Applic. 338-54, reads:

"In a business use district the proposed change of occupancy from parking and storage of more than 5 motor vehicles and used car sales lot to 'Parking and Storage of motor vehicles, gasoline service station and office' is contrary to Sect. 4 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 135 ft. in depth, presently being used for parking and storage of more than five motor vehicles, established under Alt. Applic. 121/52, for which certificate of occupancy No. 10464 was issued April 3, 1952; that it is proposed to maintain the present parking and storage of more than five motor vehicles and add the conjunctive use of gasoline sales to consist of two 550 gallon gasoline tanks and two dispensing pumps; that it is also proposed to erect a one story building of class 3 construction, having a frontage of 10 ft. and a depth of 18 ft., to be used as an office for the gasoline sales and by the attendant taking care of the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the proposed gasoline sales are a required use for this size parking lot and in addition a required service to the community; that River

avenue, upon which the site in question is situated, is developed with a noisy elevated railroad which precludes the use of the site for successful stores; that there are sufficient stores now in the area for public requirements; that the land is high in assessed value and therefore it is mandatory that the owner further develop the site so that he will be able to continue to pay taxes and receive an equitable return on his investment; that although the site is in a business use district, the character of River avenue at this point, due to the nonconforming uses in block 2496, lot 73, which is being used as a gas station and garages for more than five motor vehicles, and the further nonconforming use in block 2487, lot 1 for more than five car garages, makes the site unsuitable for any other use than as proposed; and

WHEREAS, the applicant states that the present owner has held title to the property since December 11, 1951 and that the assessed valuation of land is \$55,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivisions f and h of the Zoning Resolution; and

WHEREAS, there have been prior applications under Volumes I and II.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 338/54, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

588-41-BZ

APPLICANT—Seymour Okonowitz, lessee for Donald Associates, owner.

SUBJECT—Application reopened October 13, 1954 re extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—201-217 Beach 29th street and 202-214 Beach 30th street and north side of Seagirt avenue, from Beach 29th to Beach 30th streets, Block 287, Lot 20, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: J. B. Okonowitz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board July 17, 1941, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended December 16, 1941; and

WHEREAS, the resolution was amended and the term of variance was extended June 21, 1949 only pertaining to that portion of the premises known as Lots 16 and 20 and on June 20, 1950 further reducing the premises involved to that portion known as Lot 20; and

WHEREAS, the term of variance was extended on June 10, 1952; and

WHEREAS, the applicant requested an amendment of the resolution and a further extension of the term of variance which had expired by limitation; and

WHEREAS, on October 13, 1954 this application was reopened and set for hearing on November 16, 1954, at 10 A.M., to permit two publications in the Bulletin, and new decision of the Borough Superintendent to be obtained;

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all other requirements waived in view of expiration of the previous variance on June 10, 1954; and

WHEREAS, a public hearing was held on this application on November 16, 1954, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 17, 1941, as thereafter amended by resolutions adopted through June 10, 1952, by adding thereto:

"that the parking use of lot 20 having a frontage on 29th street of 100 feet and a depth on Seagirt avenue of 99 feet may be continued, provided the resolutions adopted by the Board as above cited shall be complied with for a reduced area of the lot; that a new certificate of occupancy shall be obtained superseding C. O. Q84778, expiring June 10, 1954; and under section 7h, to permit the term of the variance to be extended for two (2) years from the date of this amended resolution." (Misc. App. 5118/41; Alt. App. 1386/50 and new decision of Borough Superintendent dated October 26, 1954, under Alt. App. 1386/50).

823-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Flygo Holding Corp., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs and office, and to permit the parking and storage of more than five motor vehicles; with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—436-438 Kings highway, south side, from Lake street to Van Sicklen street; 2-10 Lake street and 1-11 Van Sicklen street, Block 6679, Lots 1 and 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: E. R. Latham and Irving M. Kramer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert 1
Negative: Chairman Murdock, Commissioner Keating
and Deputy Chief Connors 3

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on March 23, 1954 subject to regular procedure, upon alleged new facts; and

WHEREAS, a public hearing was held on this application on October 5, 1954 after due notice by publication in the Bulletin; laid over to October 26, 1954, at request of objector's representative; no further adjournment; then to November 9, 1954, for decision by the Board; no further argument; hearing closed; then to November 16, 1954, for decision; hearing previously closed; no further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Kings highway are in a business use, C area, class 1 height district; Lake street and Van Sicklen street are in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 25, 1954 acting on N.B. Applic. 1398-53, reads:

"1. Proposed gasoline service station, minor auto repairs with hand tools only, lubritorium, car washing & parking & storage of more than 5 cars within a business use district is contrary to Art. 2 Sec. 4a-46 & Art. 2 Sec. 4a-29 of the Zone Resolution.

2. Proposed curb cut extending 35 ft. from corner of Kings highway & located on Lake st. violates Art. 2 Sect. 7A of the zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 95 ft. 10¼ in. frontage by 200 ft. 2¾ in. in depth, irregular, presently vacant, except for bill boards; that it is proposed to erect a building 74 ft. front by 34 ft. in depth, one story, 11 ft. in height, of class 3 construction, to be used as accessory to proposed gas station as a lubritorium, sales rooms, car wash, and for minor auto repairs with hand tools only; that it is further proposed to permit the parking and storage of more than five motor vehicles on the unused portion of the plot; that it is further proposed to improve the street by the erection of a gasoline service station and accessory building located at the rear of the premises on the Lake street side and the remaining portion for the storage and parking of more than five cars; and

WHEREAS, the applicant further states that the premises is located entirely within a business use district and it is proposed to use one-half of the premises for the parking of cars, which is a conforming use; that such portion of the premises will have two permitted curb cuts on Kings highway and will be separated from the gas station by a wire cyclone type fence, 6 ft. high; that the gas station located on the portion of the premises nearer to Lake street will be opposite a gas station presently located on the southeast corner of Kings highway and Lake street; and

WHEREAS, the applicant contends that the type of construction proposed would not detract from the appearance of the neighborhood as there is nothing in the neighborhood to warrant any other type of business use on the premises; that although this neighborhood was developed over 30 years ago and despite the tremendously increased building activity in the past few years, there is considerable vacant business property along Kings highway, particularly in a westerly direction along Kings highway; and

WHEREAS, the applicant states that the present owner has held title to the property since August 13, 1948 and that the assessed valuation of land is \$14,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivisions f, i and A of the Zoning Resolution; and

WHEREAS, there was a prior application under Volume I. Resolved, that the decision of the borough superintendent, acting on N.B. App. 1398/53, Objection 1, be and it hereby is affirmed and that the application be and it hereby is denied.

200-54-BZ

APPLICANT—Leonard F. Rothkrug, for John Scala, owner.

SUBJECT—Application March 16, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of non-commercial motor vehicles.

PREMISES AFFECTED—528-532 4th street, south side, 117 ft. 10 in. east of 8th avenue, Block 1083, Lots 11, 12 and 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Francis E. Carberry, George Pattberg, Bernard L. Kelly, Charles J. Mylod, Leonhard Enzinger, Maxwell M. Teicher and Margaret Brown.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert
and Keating and Deputy Chief Connors 4

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THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 16, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 4th street and 8th avenue are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 4, 1954 acting on Alt. Applic. 775-54, reads:

"1. Parking lot for parking & storage of non commercial motor vehicles only in a Residence use district is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 51 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to permit the parking and storage of non-commercial motor vehicles; and

WHEREAS, the applicant contends that the subject premises is located on a residential street which is entirely improved, except for this vacant land, with attached dwellings and for which no parking space or garage space was provided; that it immediately adjoins a six story apartment house which fronts on Eighth avenue, which likewise has no parking space; that a survey of the neighborhood will indicate the absence of any parking facilities except for one or two single garages and off-street parking space is therefore practically non-existent and is a community need; that furthermore, parking on one side of 4th street has been prohibited as evidenced by police department signs; that the premises in its present condition, being unimproved and without an attendant, presents a nuisance for the children in the neighborhood and a possible dangerous condition, even though the owner has fenced off the premises; that the proposed parking lot will be principally used by tenants in the adjoining six story apartment house and by the occupants of the dwellings on 4th street; that since the neighborhood is non-commercial in character, there will be a very limited amount, if any, of transient parking; that signs will be limited to one sign advising as to rates; that there will be no parking of any trucks or other commercial type vehicles; that in use, the parking will be similar to the use presently allowed and made mandatory by section 19B of the zoning resolution; that one curb cut, 10 ft. in width, with two 18 in. splays, is requested and a 5 ft. 6 in. high cyclone type wire fence will be maintained with the one 10 ft. wide gate at the building line, for entrance and exit; and

WHEREAS, the applicant states that the present owner has held title to the property since April 15, 1951 and that the assessed valuation of land is \$4,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no basis for the exercise of discretion to grant under Section 7, subdivision h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 775-54, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 28, 1954 after due notice by publication in the Bulletin; laid over to October 26, 1954, for inspection and decision without further argument; applicant to furnish Board with a title search giving the date of taking title by the present owner; then to November 3, 1954, for further consideration and for applicant to have contractor present at the hearing; then to November 9, 1954, for further hearing; to permit salesman of owning corporation to be present; then to November 16, 1954, for consideration and decision by the Board; no further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Nellis street and Williamson avenue are in a residence use, G-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 6, 1954 acting on Alt. Applic. 777-54, reads:

"1. Change in use of existing one family dwelling to a two family dwelling in a g-1 area district is contrary to Art. IV Sec. 16C of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 40 ft. frontage by 100 ft. in depth, on which is located a building 25 ft. front by 34.33 ft. in depth, 1½ stories, 18 ft. 2 in. in height, of class 4 construction, presently used for one family and four roomers, for which certificate of occupancy No. 93248-53 has been filed; that it is proposed to convert the attic floor to a complete dwelling unit by the substitution of a kitchen for one of the bedrooms; and

WHEREAS, the applicant contends that the existing building, one story and attic brick veneer, was constructed under N. B. Applic. 2506-49 at a time when the area zoning was D; that it was completed on December 29, 1949 and certificate of occupancy Q60789 dated January 6, 1950 was issued for boiler room and storage in cellar, one family occupancy on first floor and unoccupied attic; that on June 30, 1952 in a wholesale rezoning of this section of Queens, the area was changed to its present G-1 designation; that on June 6, 1953 the owners, without knowledge of the zoning restrictions, entered into a contract whereby the contractor undertook to convert the said premises from a one to a two family house; that Alt. Applic. 1729-53 as filed provided for finishing the attic to accommodate four roomers—two bedrooms, a studio room and a bathroom; that actually the contractor converted the attic to a complete dwelling unit—one bedroom, living room, kitchen and bathroom; that certificate of occupancy Q93248, dated December 10, 1953 was presented to the owners with a request for final payment, but the owners refused to pay on the ground that the certificate of occupancy did not call for two family occupancy; that the premises have never been occupied as a two family dwelling and the second floor apartment has never been occupied and is still vacant at the present time; that the owners and the contractor are presently involved in a court action over the contract; that the proposed conversion will not adversely affect the neighborhood as the building itself, though constructed under D area zoning, conforms to the G-1 zoning in setback, side yards and permitted coverage, and it is not proposed to extend the envelope of the building; that there is quite a number of non-conforming residence buildings in the neighborhood, the non-conformities extending not only to setback and side yard requirements but also to plural occupancies; that the Board's attention is directed to block 12713, lots 26, 28 and 29 as to side yards on 27 ft. wide lots, and also to block 12712, lots 31 to 39, being 30 ft. lots; that tax department records show that in block 12713, lots 1, 21 and 43, immediately abutting the subject premises

251-54-BZ

APPLICANT—John F. Fitzsimons, for William H. Mosebach and Mildred Mosebach, owners.

SUBJECT—Application April 9, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district, the change of occupancy from one family dwelling to two family dwelling.

PREMISES AFFECTED—23-31 Nellis street, northeast side, 96.98 ft. northwest of Williamson avenue, Block 12713, Lot 11, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, Robt. S. Dillworth, Wm. Mosebach and Mrs. Mosebach.

For Opposition: None.

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in the rear, the dwellings thereon are two family dwellings; that for its entire southeasterly lot line, the subject premises abut the rear yards of lots fronting on Williamson avenue and the side entrance for the attic apartment is located on this side of the building; that in view of all the above circumstances, it is respectfully submitted that it would be inequitable and an unnecessary hardship on the owner not to permit him to alter the occupancy of the premises as proposed; and

WHEREAS, the applicant states that the present owner has held title to the property since February 24, 1953; that the assessed valuation of land is \$1,200 and of the building \$6,600, making a total of \$7,800; that the building was erected 1949; and

WHEREAS, at the hearings there appeared to be no reason why this work was done contrary to law; and

WHEREAS, in the opinion of the Board the procedure followed by the contractor and owner was highly improper and no work should have been done without first finding out what the zoning restrictions were and first obtaining a permit; and

WHEREAS, the applicant's letter dated November 4, 1954, advised that the statement previously made that a certificate of occupancy had been issued for a one family and four boarders is found to be incorrect, as no such certificate has been issued; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the committee found the work substantially completed having been completed by a contractor who had no permit for the two family occupancy as proposed; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, to permit the occupancy of the building for two families, substantially as proposed and as indicated on plans filed with this application, marked "Received April 9, 1954" (2 sheets) and "July 9, 1954" (2 sheets), *on condition* that all alterations including windows shall be constructed and maintained as previously shown on plans approved by the Borough Superintendent for one family and four boarders; that the second floor family shall have access to the stairway at the side and not at the front; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that a new certificate of occupancy shall be obtained.

288-54-BZ

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

SUBJECT—Application April 7, 1954 (decision of the borough superintendent), under sections 21 and 19A(j) of the zoning resolution, to permit in an unrestricted use, B area and a 1½ times height district, the erection and maintenance of a structure in excess of height permitted and without the required loading berths.

PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and C. W. Dayton.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 20, 1954 after due notice by publication in the Bulletin; laid over to July 27, 1954, for further consideration and decision; hearing closed; then to October 5, 1954, at request of applicant for the purpose of furnishing revised plans in connection with this application and Cal. 289-54-A, and to obtain any additional objections that may be necessary; then to October 13, 1954, for applicant to consult with owner and report to the Board as to certain changes in plans as to insulation and combustion; then to November 3, 1954, at request of the applicant, then to November 16, 1954, at request of the applicant; no further requests for adjournment; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Flushing avenue and Evergreen avenue are in an unrestricted use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 19, 1954 acting on N.B. Applic. 255-54, reads:

"1. Proposed structure within a 1½ times height district extending to a height in excess of 93.1 ft. along Evergreen ave. street line violates Art. III Sect. 8 of Zoning Resolution. Note that allowance has been made for the height influence of existing structures in accordance with Sec. 9e.

2. Proposed structure for beer storage located in an unrestricted B area district having a floor area in excess of 8,000 sq. ft., unprovided with off-street loading berths violates Sec. 19-A Art. IV Zoning Resolution."

and

WHEREAS, the applicant states that the portion of the premises to be used consists of a plot, 148.33 ft. frontage by 68 ft. in depth, presently vacant; that it is proposed to erect a building, 148.33 ft. frontage by 68 ft. in depth, ten stories, 156 ft. 5 in. in height, of class 1 construction, to be used for beer storage and tanks; and

WHEREAS, the applicant contends that the entire premises are located in an unrestricted use, B area, class 1½ height district and no petition is now pending to change the use, height or area district designations affecting this plot; that Cal. No. 428-44-BZ affecting premises 51-67 Montieth street, adjoining the proposed building, was an application for a height district variance which was withdrawn upon the owner's acquiring the bed of the street (Montieth street) from the city; that the plot presently consists of part of Lot 1 in block 3140, being 148 ft. 4 in. front on Flushing avenue and 68 ft. front on Evergreen avenue, irregular, presently vacant; that it is proposed to erect a ten-story, fireproof stock house (beer storage and tanks) to be used by the owners in conjunction with brewery structures located in block 3140 and in blocks 3141, 3142, 3143, 3145, 3146, 3147 and 3151, in the immediate vicinity; that the proposed stock house will be occupied by 12 employees in the entire building, whose duties will require them to make infrequent visits to the various floors of the building; occupancy proposed is beer storage and tanks, 1st to 10th floors; that the proposed ten story building will be in excess of the height district limitations; that it is proposed to comply fully with all height district regulations along the 148 ft. 4 in. frontage on Flushing avenue, by providing the proper setbacks of the street walls of the structure; that this appeal is for a height district variance affecting only that portion of the proposed building fronting on Evergreen avenue (68 ft.); that the height of the proposed building is 155.20 ft.; allowable height on Evergreen avenue, 1¼ x 70 ft., 87.50; allowable excess, 5.60; excess height along Evergreen avenue, 62 ft. 8 in.; that the excess height is sought for a frontage width above the level of 93 ft. 1 in. for a width of 44 ft. 3 in. only; that to comply with the height district limitation it would be necessary to set back for a distance of 25 ft. 1 in. from the street line at the level of the 7th story, similar to the setback proposed for Flushing avenue; that the proposed building adjoins a 7 story and basement stock house building, being

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153 ft. 10 in. in height fronting on Evergreen avenue; that the setback, if required for the proposed building, would leave an unsightly pocket above the level of the 7th story and occasion unnecessary difficulties and practical hardships in the design and construction of the proposed building; that the erection of columns which extend vertically one above the other in two and three story lengths, each length spliced to column length below, is the customary type of construction practiced; that a setback here would occasion the support of upper columns on floor girders which in turn would frame to columns, and so result in much greater cost; that further, the additional setback above the seventh floor, if required, would bring about a much larger curtailment of usable space, unique of this kind of use, because of the large capacity tanks which are needed on each floor; that in block 3143, directly opposite the proposed building, the block frontage on Evergreen avenue is owned by Liebmann Breweries, Inc., and also all the area adjoining and to the rear of the proposed building; that the proposed building is part of a large expansion program being undertaken by the owner to meet increasing business needs; that the location and design of the building is dictated by existing structures and compliance with the height district limitation would cause a hardship; that there will be no loading or unloading whatsoever in the new building; that the building is to be used for storage purposes only and the movement of the stored materials is by pipe lines from other buildings, for which sufficient loading and unloading space is provided; and

WHEREAS, the applicant states that the present owner has held title to the property since November 29, 1944 and December 14, 1944; that the assessed valuation of land is \$250,000 and of the buildings \$1,332,000, making a total of \$1,582,000; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19A, Subdivision j of the zoning resolution as to omission of required loading berths and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to height on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the height and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21, to permit the extension in height, as proposed and as indicated on plans filed with this application, marked "Received June 18, 1954" (6 sheets), *on condition* that in all other respects the building and occupancy shall comply with the requirements of the Zoning Resolution except as to loading berths; and *granted* as to Objection 2, under Section 19A, subdivision j, to permit the omission of the loading berths, as shown on such plans, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified by resolution adopted this day under Cal. No. 289-54-A; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

289-54-A

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

SUBJECT—Application April 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard Rothkrug and C. W. Dayton.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated March 19, 1954, acting on N. B. Applic. 255-54, reads:

"3. Proposed 10 story factory bldg. (beer storage and tanks on each fl. 12 males total) over 100 ft. in height unprovided with an exterior fireproof stairway in addition to the interior fireproof stairway at the southeast corner of the structure violates Sec. 270-3 Labor Law.

4. Proposed structure exceeding 75 ft. in ht. without provision for a standpipe system violates Sec. C26-1381.0, A-2 Admin. Code.

5. Proposed class 1 structure with exposed surface of steel beams and cols violate Sec. C26-611.0 and C26-615.0 Adm. Code.

6. Space between floor slabs and walls for thermal insulation material to be continuous through several floors violates Sec. C26-638.0 Adm. Code.

7. 80 lbs. live load capacity on slabs violates Sec. C36-345.0 Adm. Code."

and

WHEREAS, the applicant states that the proposed building will be 10 stories, 156 ft. 5 in. in height; 148.33 ft. by 68 ft. in area; located in an unrestricted use, B area, class 1½ height district on a lot 148.33 ft. by 68 ft. in area; and used throughout for beer storage tanks; that the building will be provided with one 5 ft. wide interior fireproof stairs, fireproof enclosed, equipped with fireproof self-closing doors and leading direct to street but not to roof; and

WHEREAS, the applicant states it is proposed to erect a 10 story stock house for beer storage and tanks to be used by the owners in conjunction with the brewery structures located in this block and adjacent blocks; that the proposed stock house will be used for 12 employees in the entire building, whose duties will require them to make infrequent visits to various floors of the building; that while the structure will be a 10 story high building, the 2nd, 4th and 6th floors will be only platform levels with tanks above and below these levels; and

WHEREAS, the applicant contends that the exit requirements for the ordinary factory structure as required by Sec. 270 of the Labor Law would provide unduly harsh for a structure of this type; that the following exits will be provided: two fireproof enclosed interior stairways from the topmost story down to the street floor, one exiting directly to Evergreen avenue and the other exiting directly to Montieth street, both stairways will extend to the roof; that it is also proposed to provide horizontal openings with 3 hour assemblies at all story levels leading to the existing stairway down to the open area portion of the block, formerly known as Montieth street; that this stairway has been subject to consideration by the Board under Cal. 429-44-A in connection with two adjacent structures; and

WHEREAS, the applicant contends that a standpipe system is not needed in this type structure since the building will be equipped with ¾ in. hose connections and 50 ft. length of hose spaced equally along the corridor on each floor for the purpose of washing the tanks; that these lines will be supplied by a 6000 gallon tanks kept filled automatically by pumps; that there is little material of a combustible nature on any floor since the use will be for storage of beer in steel tanks; that the proposed building will be used throughout as a cold storage house for beer; that the entire building will be refrigerated with ammonia pipes and all stories will be subject to high humidity; that the freezing temperature will crack and destroy any concrete over the steel, even when anchored with wire mesh; that it is almost impossible to protect the columns and also the soffits of steel beams against serious corrosion unless these surfaces are exposed and visible for regular inspection and preserved by painting with metal protective paint; that experience with this type of structure has dictated the advisability of continuous ver-

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REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 16, 1954,
2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

360-53-A

APPLICANT—L. Brodsky and Sons, for Lemarsel Realty Corp., owner.

SUBJECT—Application May 1, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—8 Greene street, east side, 101 ft. 1¾ in. north of Canal street, Block 230, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Abe Brodsky.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, Order #89735-LC issued by the Fire Commissioner March 7, 1952, and repeated in his decision dated April 6, 1953, reads:

"Storage of Combustible Fibre

With reference to your application indicated above, it is regretted that this Department is without power to grant such a permit. You shall therefore comply with the following order and notify this Department promptly when such order has been complied with.

Reason: (a) Section C19-149.04 prohibits the Commissioner from issuing a permit for combustible fibre in any building not equipped with a satisfactory fire extinguishing system and

(b) Under C19-149.0.f factory occupancy must be cut off from remainder of premises by fire retarding material.

YOU ARE THEREFORE HEREBY ORDERED TO:

1—Discontinue storage of combustible fibre in excess of one ton loose or baled without a permit. C-19-149.0.b."

and

WHEREAS, the applicant states the building is 6 stories, 65 ft. in height, 21 ft. by 100 ft. in area, Class 3 construction, erected in 1879, in an unrestricted use, B area, class 2 height district; used and occupied since March 1951, as follows: Basement—removal of compressed bales; 1st floor—baling, 4 persons; 2nd floor—rag sorting, 3 persons; 3rd floor—rag sorting, 2 persons; 4th floor—storage, 0 persons; 5th and 6th floors—vacant. The building is provided with one 3 ft. 4 in. wide interior wood stairs, enclosed in partitions of lath and plaster, equipped with fireproof doors which are not self-closing; stair leads to roof bulkhead and direct to street. In addition there is a fire escape on the front leading to roof by ladder and to street by ladder; window and door openings on course thereof are not fireproof, self-closing. No certificate of occupancy has been issued for the building; and

WHEREAS, the applicant was convicted and fined in Magistrate's Court March 6, 1953, on charge of violating the Administrative Code; and

WHEREAS, the applicant begs the indulgence of the Board to grant a variance as to compliance with the order of the Fire Commissioner due to unfortunate financial circumstances prevailing in its business at this time; and

WHEREAS, the applicant states it has obtained several estimates for the sprinklers and found them exceedingly high; that it, however, is continuing to obtain further estimates in the hope of finding one to suit its present financial circumstances; and

tical thermal insulation by cork or glass rather than the extension of the floor slab to contact the exterior walls; that it is difficult to conceive of any undue fire hazard because of the creation of a vertical flue through several stories under these operating conditions; that this type of construction is in universal use in brewery structures; that the applicant has been advised by the engineers for the owner that a superimposed live load of 80 lbs. per sq. ft. on floor slabs is more than ample for the most extreme case of live load due to water use for cleaning the tanks and floors, accumulating thereon because of a stoppage of drains; that the weight of contents and tanks are provided for in the design of beams, columns and footings in addition to the 80 lbs. per sq. ft. of superficial loading; and

WHEREAS, under Cal. 1099-39-A, the Board on September 12, 1939, modified objection 1, issued by the borough superintendent, September 5, 1939, on N. B. Applic. 2425-1939, relating to the proposed erection of a 3 story, 67 ft. 2 in. high, 101 ft. 6 in. by 90 ft. in area structure, to be used for the storage of beer in steel tanks and granted the appeal so as to permit the omission of the fireproof on interior columns, beams and girders as proposed, on condition that steel be protected at all times with approved metal protective paint; that in all other respects the building and occupancy comply with all laws, rules and regulations applicable thereto; and

WHEREAS, the Board on July 25, 1944, under Cal. 429-44-A, modified objections 3 and 5, issued by the borough superintendent June 29, 1944, on Alt. Applic. 1595-44, relating to the proposed increase of height of the then existing 2-story building to 9 stories in height, 101 ft. ½ in. by 90 ft. in area at 1st floor; 101 ft. ½ in. by 76 ft. 3 in. in area at typical floor, 149 ft. 5½ in. in height, for use for beer storage on condition that the steel be protected at all times with approved metal protective paint in accordance with the requirements set forth under Cal. No. 1099-39-A, affecting the lower stories of this building, and on condition that the means of egress as indicated on plans filed with the appeal be maintained and the building occupied only as proposed and in all other respects the building and occupancy comply with all laws, rules and regulations applicable thereto other than as modified under Cal. 1099-39-A.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 255/54, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to Objection 3, to permit the exits as indicated on plans filed with Cal. No. 288-54-BZ, a variance for which was granted by resolution adopted this day; and as to Objection 4, to permit the omission of the standpipe system as proposed; as to Objection 5, to permit the steel beams and columns except wall columns without fireproofing, as shown on such plans; with all exposed steel properly painted; as to Objection 6, that the thermal insulation consisting of cork may be constructed as indicated on revised plan marked "Received November 16, 1954" (1 sheet) and as to fire-stopping, that angles shall be provided as shown installed to support such cork insulation and to act as a fire stop at least every 15 feet throughout the height of the building; that the wood sleepers proposed shall be fireproofed wood of a type as approved by the Board; that such cork insulation shall be continuous except where floor construction interrupts, and shall be covered on the interior side of the building with ¾ inch Portland cement plaster; that if "enamelite" used for setting cork has not been approved by the Board, a mastic as approved by the Board shall be substituted; as to Objection 7, that the 80 lb. liveload proposed may be permitted in view of the type of occupancy of the building; that the building shall otherwise be of fireproof construction, including fireproofing of the exterior wall columns; and that in all respects other than as modified by resolution adopted this day under Cal. No. 288-54-BZ the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

Adjourned: 1:10 P.M.

JOSEPH J. DOYLE, Chief Clerk.

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WHEREAS, the applicant requests to be granted a variance so as to be required to sprinkler only that part of the building which is being used and if such a variance is granted, every effort will be made to comply therewith; and

WHEREAS, the applicant states it has on the premises no loose fibre; that there are approximately five tons baled and four tons bagged; and

WHEREAS, the applicant further states that in the construction of the building all floors are wood except the basement which is of concrete; that the ceilings are plastered; the stairs are wood, enclosed in brick on one side and plaster on lath on the other side; that the shaft is wood enclosed; that all doors are metal and fireproof, except entrance door which is of wood construction; that fire escapes are located on all floors where required; and

WHEREAS, the premises have been inspected by a committee of the Board; and

WHEREAS, the applicant has certified to the Board that the two upper floors of the building will be left completely vacant and with no occupancy; and

WHEREAS, these two top stories have been inspected by a representative of the Fire Department at the request of the Board; and the matter has been given careful consideration by the Board; and

WHEREAS, the Board deems that because of the lift and the baling presses and the occupancy and construction of the building that the appeal should not be granted.

Resolved, that Order #89735-LC issued by the Fire Commissioner March 7, 1952, and repeated in his decision dated April 6, 1953, be and it hereby is *affirmed* as to Objection 1, and that the appeal be and it hereby is *denied*.

793-53-A

APPLICANT—Henry W. Redlien, for Flobos Realty Company, owner.

SUBJECT—Application for consideration—reopening and amendment as to number of occupants on second floor—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—191 Flatbush avenue, east side, 51.9 ft. south of Pacific street, Block 1127, Lot 11; (2nd floor), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leon Weinstock.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 29, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 29, 1954 by adding thereto:

"Whereas the applicant now requests that the occupancy of the second floor should be twenty-two persons instead of ten, as previously proposed, that such additional occupancy may be permitted *on condition* that in all other respects the resolution above cited shall be complied with." (Alt. 3662/53)

40-54-A

APPLICANT—Ralph E. Stork, for Dairymen's League Co-op. Association, Inc., owner.

SUBJECT—Application January 19, 1954—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—513-523 West 24th street, north side, 455 ft. east of 11th avenue, Block 696, Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: Ralph E. Stork.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, Order #96611 LC issued by the Fire Commissioner July 16, 1953, and repeated in his decision of December 30, 1953, reads:

"Re: Maintain a Refrigeration System

Before a permit for the purpose indicated above may be issued, the following order must be complied with. Kindly notify this Department when such order has been complied with.

1. Have a qualified operator present at all times to personally supervise, direct or control the maintenance or operation of the refrigerating system on your premises. C26-214.0, Admin. Code.

NOTE: When the system is not in operation, it must be under the surveillance of a competent person doing watchman's services. A letter must be forwarded to this office giving the name of said watchman.

NOTE: A qualified operator is required for each shift of operation."

and

WHEREAS, the applicant states the building is two stories, 34 ft. in height, 150 ft. front by 98.9 ft. in area at 1st floor, 150 ft. by 88 ft. in area at 2nd floor, of fireproof construction, erected in 1921 and altered in 1945, on a lot 150 ft. front by 98.9 ft. in depth, in an unrestricted use, A area district, used and occupied since 1945: 1st floor—cold storage, loading, boilers and refrigeration, 19 persons; 2nd floor—office, processing and storage, 45 persons. The building is equipped with an approved standpipe system. There are two 3 ft. 8 in. wide fireproof stairs from roof bulkhead direct to street; and

WHEREAS, the applicant states it acquired this plant in 1946, at which time the plant was in operation and the ammonia refrigeration system was installed; that a certificate of occupancy was issued at the time the building was altered in 1945; that the building is used exclusively by the owner for milk and milk products, pasteurizing and processing plant; that the 1st floor is used for the cold storage of finished products and for loading and unloading, washing and storing of cans and for refrigeration and steam generation; that the 2nd floor is used for office, processing, storage and laboratory; that the refrigeration equipment is on the 1st floor with the exception of the evaporative condenser which is on the roof; that the system has a capacity of 44 tons and contains 950 lbs. of ammonia; that the ammonia, gas and liquid lines pass through the 2nd floor through a laboratory having outside windows and thence through the roof to the evaporative condenser; that the liquid line is 1½ inches and the gas is 3 in. in diameter; that the refrigeration machinery consists of two compressors, consisting of one 36 ton unit and one 8-ton unit; that the 36 ton compressor is normally used for processing the products of the plant and the 8-ton unit is used primarily on the cooling unit in the cold room; that the discharge line from each compressor has a shut off valve; that from a point beyond the shutoff valve, these lines enter a common line going to the evaporative condenser on the roof; that liquid from the condenser drains into a receiver in the engine room, that two liquid lines discharging from the receiver, one for processing load and the other for cold storage load, each separately valved so that either can be cut off; that each evaporating unit and receiver is protected with a safety valve entering a common discharge line which runs through the roof; that in the normal operation of the plant this valve is closed to

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permit the operation as described, allowing one compressor to operate on the plant load, and the other compressor to operate on the cold room load; that the 8-ton compressor is arranged for a fully automatic operation; that the 36 ton unit is arranged for hand operation; that the processing load lasts for a period of about 7 hours at which time there is always an engineer in attendant; that the 8 ton unit cuts in and out automatically during the 24 hour period to maintain cold room temperature; that Section C26-214.0 requires a licensed operator in attendance during the entire time a refrigerating system containing over 200# is in operation; and

WHEREAS, the applicant contends that less than 200# of ammonia would be required to operate the fully automatic 8 ton unit; that, however, because this unit is cross-connected to the large system so that it can be used in an emergency to handle plant load, the system operates from a common receiver, thereby making it part of the 950# system; that because the product handled is perishable, it is imperative that the system be so cross-connected; that for economic reasons the employment of engineers 24 hours a day, 7 days a week, is a considerable hardship; that the code is written to cover the amount of ammonia in the system rather than on a tonnage basis and for this reason the system falls into a category requiring a licensed operator; and

WHEREAS, the applicant states a man or men are on duty 24 hours of every day of the year; and

WHEREAS, the applicant requests a variance be granted so that the system may be operated with a licensed engineer only during the time the large system is in operation, with the understanding the switch be pulled out on the small units at the end of the processing operation and a competent watchman or other person be in the building at all times.

Resolved, that the decision of the Fire Commissioner, as expressed in Order #96611 LC, under date of December 30, 1953, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the present system shall be rearranged and operated as proposed in letter received from the applicant November 9, 1954, reading as follows:

"Enclosed herewith please find 7 blueprints showing the method by which we propose to install a second receiver which will be used only during the period when the main compressor switch is pulled and machine taken out of service and at the time the 8 ton compressor works automatically on the cold room diffuser.

You will note that during the time the large compressor is shut down, Valves #L-1 and V-1 will be closed and Valves L-2 and V-2 open, taking the large receiver out of the 8 ton circuit."

and as shown on revised plan marked "Received November 9, 1954" (1 sheet), *on condition* that during the day there shall be a person holding a certificate of fitness in charge of the equipment; that it shall be his duty to pull the switch as proposed at the end of the business day and replace it at the beginning of the next business day and to operate the valves as stated in the revised proposal; that the system shall otherwise comply with all laws, rules and regulations applicable thereto and shall be maintained to the satisfaction of the Fire Commissioner.

486-54-A

APPLICANT—Fred Leef, Isadore Silverman and Samuel Feldman, d/b/a Silverleaf Realty Corp., owner (Fred-Chaite Studios Inc., lessee).

SUBJECT—Application June 16, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35 West 56th street, north side, 369 ft. east of 6th avenue (Avenue of the Americas), Block 1272, Lot 16, Borough of Manhattan.

APPEARANCES—

For Applicant: W. Somerfield.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 11, 1954, on Alt. Applic. 277/54, reads:

"2. Change of use of building from dwelling to commercial requires building to be of fireproof construction as it exceeds the tabular height limit—4 stories and not more than 50 feet. Section C26-254.0 B.C.

3. Repeated:—Stairs should be enclosed in 2 hr. fire resistive material and the F.P.S.C. doors and comply with Section C26-292.0, 638.0 B.C."

and

WHEREAS, the applicant states the building is 4 stories and basement, 60 ft. 10 in. in height, 25 ft. by 100 ft. 5 in. in area at 1st floor, 25 ft. by 71 ft. 11 in. in area at typical floor, of Class 3 construction, erected about 1899, located in as restricted retail use, B area, Class 1½ height district; used and occupied: Cellar—storage and boiler room; basement to 5th floor combined, 1 family. Proposed to be used and occupied: cellar—boiler and camera rooms, 4 persons; basement—offices, 8 persons; 1st floor—offices, 10 persons; 2nd floor—offices and mechanical drawing, 24 persons; 3rd floor—offices, 18 persons; 4th floor—offices and mechanical drawing, 10 persons. The building is provided with one 44 in. wide interior wood stairs, enclosed in partitions of wood stud lath and plaster, leading direct to street and provided with ladder and scuttle to roof; openings in stair-hall enclosure are unprotected; and

WHEREAS, the applicant states that it is proposed to convert the building from a one-family dwelling to office use by commercial artists; that the building has been vacant and unoccupied for upwards of 12 years; and at present is entirely unsuitable for apartment use; and

WHEREAS, the applicant states that it is proposed to remove an iron winding stair existing between the cellar and the 4th floors, to fill in the floors and use this space for toilet rooms on each story; to remove partitions through the balance of the building and erect new partitions and doors; to install some new windows in the rear wall; that the existing wood staircase will remain and be completely sprinklered; and

WHEREAS, the applicant contends that to conform with the requirements of the Administrative Building Code would be prohibitive in cost; that the work inside the building will be done in the most modern manner; that the proposed tenants will be commercial artists and the interior of the building will be completely refurbished to comply with their requirements which are of the highest standards; that the staircase which will remain in the building is easy to ascend or descend; that whatever hazards are present in the use of the building as a one-family dwelling will not be increased, but rather decreased, because the owner proposes to install a sprinkler system; that the building will have a modern elevator; that the entrance to the building contains an iron gate door which swings outward; and

WHEREAS, the premises were inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 277/54, Objections 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the exits shall be reconstructed and arranged as indicated on revised plans marked "Received November 8, 1954" (6 sheets); that the building shall not be increased in height or area; that this variance shall continue only so long as the occupancy is maintained as proposed and in all other respects shall comply with all laws, rules and regulations applicable thereto.

772-54-A

APPLICANT—Phelps Dodge Refining Corp., owner.

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SUBJECT—Application October 6, 1954—filed pursuant to section 35, General City Law re premises in bed of mapped streets—44th and 45th streets and a decision of the commissioner of Marine and Aviation.

PREMISES AFFECTED—Foot of 43rd place, 350 ft. north of Newtown Creek, Block 2529, Lot 1, Laurel Hill, Borough of Queens.

APPEARANCES—

For Applicant: Charles P. Kramer.

ACTION OF BOARD—Appeal denied.

THE VOTE—

Affirmative: Chairman Murdock and Commissioner Keating 2

Negative: Commissioner Kleinert and Deputy Chief Connors 2

THE RESOLUTION—

WHEREAS, the decision of the Commissioner of Marine and Aviation dated September 23, 1954, in acting on Applic. Nos. 541312 and 541313 reads:

"The proposed construction crosses the bed of the map streets of 44th street and 45th street. This is contrary to Section 35, Chapter 690 of the General City Laws of 1926."

and

WHEREAS, the applicant states the premises consist of an acreage located in an unrestricted use district, upon which it is proposed to erect a 1-story steel and masonry building 44 ft. in height, 417 ft. in length by 89 ft. 10 in. in depth as an extension to an existing building; and

WHEREAS, the applicant contends that it and its predecessors in title have since 1897 occupied the major portion of the premises in their refining processes; that the premises are known as Block 2529, Lot 1, consisting of four blocks separated only by paper mapped street not in use and which in fact cannot be used between Newtown Creek and 57th avenue; that practically all of the four block area is covered with building and in use by the applicant; that the buildings were constructed between 1897 and 1904 and have been in continuous use since erection; and

WHEREAS, the applicant states that due to its requirements and to permit additional facilities, plans were prepared for the construction of a new multiple tank house to provide additional facilities for the expansion of the Electrolytic refining purposes; that the site chosen, as indicated on plan filed with this application, is an area adjacent to the existing tank house and the various services necessary to the operation of such tank house; that the new construction will be a part of existing buildings and facilities which now cover the mapped streets; and

WHEREAS, the applicant contends that the two mapped streets in question cannot be physically opened and there would have to be provision made for crossing the tracks of the L. I. Railroad for removal of the existing buildings and machinery of the owner and that all the land between the railroad and the creek is owned by the applicant; that inability to make the addition to the building as proposed would work irreparable damage to the applicant and make it necessary to construct such facilities in other plants outside the City of New York, resulting in the curtailment of the processing and refining work of the applicant in this plant; and

WHEREAS, the applicant agrees that as a benefit to the City in the event the city should ever acquire title to the lands and premises in question, it will not make a claim for damages for the land within the bed of the mapped streets and that any building award will be reduced by the depreciation allowances granted to the owner by the Commissioner of Internal Revenue; and

WHEREAS, under the City Charter, there can be no appeal from the Commissioner of Marine and Aviation, but the Board may act upon it's original jurisdiction as authorized under the General City Law.

Resolved, that the decision of the Commissioner of Marine and Aviation, acting on Applic. Nos. 541312 and 541313, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

340-54-A

APPLICANT—Miles A. Gordon, for St. James Holding Corporation, owner (Becker's Dress Shop, lessee).

SUBJECT—Application for consideration—reopening and restore to docket re Application (decision of the borough superintendent); previously withdrawn.

PREMISES AFFECTED—118-122 East 59th street, south side, 165 ft. west of Lexington avenue, Block 1313, Lots 63 and 64, Borough of Manhattan.

APPEARANCES—

For Applicant: Miles A. Gordon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and set for hearing December 14, 1954, at 2 P.M.; previously dismissed for nonappearance of applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

105-53-A

APPLICANT—Hellenic Orthodox Community Saint Barbara. Adjoining owner.

OWNER OF RECORD—Kamgo Service Station Inc.

SUBJECT—Application February 9, 1953—Appeal from a decision of the borough superintendent re Revocation of Certificate of Occupancy, 30392/52 and Approval of N.B. App. 62-52.

PREMISES AFFECTED—26 Forsyth street, east side, 101 ft. 6 in. north of Division street, Block 292, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Philip Schuster and Peter Potaris.

For Owner: Lawrence Austin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal for revocation of certificate of occupancy withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the applicant stated that an agreement has been reached with the adjoining owner; and it is desired to withdraw this appeal.

Resolved, that the appeal be and it hereby is *withdrawn*.

146-54-A

APPLICANT—Caled Products Co., Inc., owner.

SUBJECT—Application March 2, 1954—Appeal from a decision of the fire commissioner, re Transportation, storage and sale of inflammable mixtures known as "Prezure" and "IR" in 12 oz. glass containers (containers not in conformity with Administrative Code requirements), in New York City.

APPEARANCES—

For Applicant: Harter F. Wright.

ACTION OF BOARD—Appeal withdrawn at request of the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

566-53-A

APPLICANT—Henry George Greene, for Clintonic Beverage Co., owner.

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SUBJECT—Application July 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-51 Suffolk street, west side, 100 ft. north of Grand street, Block 351, Lot 51, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1954, at 2 P. M. at request of applicant for revision of plans.

778-53-A

APPLICANT—John T. Kelleher, borough superintendent, Borough of Queens.

OWNERS OF PREMISES—Herman Haken and H. L. Kreuscher.

SUBJECT—Application October 30, 1953—Revocation of Certificate of Occupancy #Q91444 issued 9/14/53.

PREMISES AFFECTED—106-01 Merrick boulevard, southeast corner of 106th avenue, Block 10237, Lot 5, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Aaron Halpern, for the Borough Superintendent and William H. Booth.

For Owner: Francis A. McGrath.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over; date to be set; for consideration after a zoning application, which has been filed, has been determined by the Board.

799-53-A

APPLICANT—Leonard F. Rothkrug, for Congregation Ahavath Israel and Talmud Torah, of East Midwood, Inc., owner.

SUBJECT—Application November 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1122 East 29th street, west side, 140 ft. south of Avenue K, Block 7628, Lot 53, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1954, at 2 P. M. for inspection and decision; hearing closed.

879-53-A

APPLICANT—Harry L. Alper, for Marian R. Feist, and Harold A. Rouse, owners (Third-Mile Shoe Co., Inc., lessee).

SUBJECT—Application December 10, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1536 Third avenue, west side, 72 ft. 8½ in. north of East 86th street, Block 1515, Lot 36, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry L. Alper.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to November 23, 1954, at 2 P. M. for decision after applicant has filed revised plans.

138-54-A

APPLICANT—Aaron Gelman, for Lester T. Doyle (trustee).

SUBJECT—Application February 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1100-1104 East 177th street, southeast corner of Devoe avenue, Block 3904, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Aaron Gelman and Samuel Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1954, at 2 P. M. for applicant to file a letter from the Transit Authority giving approval to use space under the tracks of the elevated subway and for revised plans of the storage tanks.

453-54-A

APPLICANT—A. L. Seiden, for American Friends of Hebrew University, Inc., owner.

SUBJECT—Application June 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9 East 89th street, north side, 204 ft. 11 in. east of 5th avenue, 5th floor; Block 1501, Lot 9, Borough of Manhattan.

APPEARANCES—

For Applicant: A. L. Seiden.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1954, at 2 P. M. for applicant to submit more complete plans.

531-54-A

APPLICANT—Abraham Grossman, for Adelan Realty Corp., owner (Lillian Gottesman and Gertrude E. Alpern, lessees).

SUBJECT—Application June 25, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—103-105 Norfolk street, west side, 100 ft. north of Delancey street, Block 353, Lots 35 and 36, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman and Murray E. Gottesman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1954, at 2 P. M. for inspection and decision without further argument.

569-54-A

APPLICANT—Cole and Liebmann, for Augusta Realty Co., Inc., owner.

SUBJECT—Application July 8, 1954—filed pursuant to sec. 310 of the variation of sec. 172, subdivision 1 of the M.D.L. re minimum dimensions of yard.

PREMISES AFFECTED—2009 Lexington avenue, east side, 14 ft. 6 in. north of East 122nd street, Block 1771, Lot 21½, Borough of Manhattan.

APPEARANCES—

For Applicant: H. M. Cole.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1954, at 2 P. M. for applicant to submit information as to when plans were filed and approved in Department of Housing and Buildings and work was started.

570-54-A

APPLICANT—Cole and Liebmann, for 2015 Lexington Avenue Realty Corp., owner.

SUBJECT—Application July 8, 1954—filed pursuant to sec. 310 of the M.D.L. for variation of Sec. 172, subdivision 1 of the M.D.L. re required yard area.

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PREMISES AFFECTED—2015 Lexington avenue, east side, 58 ft. north of East 122nd street, Block 1771, Lot 20½, Borough of Manhattan.

APPEARANCES—

For Applicant: H. M. Cole.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1954, at 2 P.M. for applicant to submit information as to when plans were filed and approved in Department of Housing and Buildings and the work was started.

571-54-A

APPLICANT—Cole and Liebmann, for Augusta Redman, owner.

SUBJECT—Application July 8, 1954—filed pursuant to section 310 of the M.D.L. for variation of section 172, subdivision 1 of the M.D.L. re required yard area.

PREMISES AFFECTED—2017 Lexington avenue, east side, 72 ft. 6 in. north of East 122nd street, Block 1771, Lot 20¼, Borough of Manhattan.

APPEARANCES—

For Applicant: H. M. Cole.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1954, at 2 P. M. for applicant to submit information as to when plans were filed and approved in Department of Housing and Buildings and the work was started.

144-48-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Clara F. Ponzio, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a portable diner with an extension to be used as a kitchen and with show windows and doors beyond permitted distance from residence use district.

PREMISES AFFECTED—236 Dyckman street, southwest corner of Seaman avenue, Block 2246, Lot 65, Borough of Manhattan.

APPEARANCES—

For Applicant: R. S. Hardy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on June 1, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on December 22, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 1, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and a new certificate of occupancy and all work completed within the requirements of Section 22A of the

Zoning Resolution from the date of this amended resolution.” (N. B. 15/49)

722-52-BZ—Vol. II

APPLICANT—Herman Kron, for 146 Center Street, Corporation, owner.

SUBJECT—Application for consideration—reopening and amendment as to location of tanks—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, the reconstruction of existing gasoline service station, motor vehicle repair shop, parking lot, parking center and lunch wagon to include gasoline service station, motor vehicle repair shop, storage garage for more than five motor vehicles and lunch wagon.

PREMISES AFFECTED—96-98 Baxter street, southeast corner of Center street and 125 Walker street, Block 198, Lots 5, 8, 10, 11 and 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on May 18, 1954, on certain conditions; and

WHEREAS, the resolution was amended and working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on July 27, 1954; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 18, 1954, as amended as to approval of working drawings on July 27, 1954, by adding thereto:

“that as shown on such working drawings as approved, the tanks may be located outside the garage; that the twin pump shown on the Baxter street side may be permitted in place of the single pump previously proposed.” (N. B. 109/52)

344-53-BZ

APPLICANT—H. E. Horwood, for Yuen Shing Hong Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a retail use district, the change in occupancy of second floor of existing building from storage to factory use.

PREMISES AFFECTED—7-8 Chatham Square, north side, 118 ft. 3 in. east of Mott street, Block 162, Lot 39, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 29, 1953, on certain conditions; and

MINUTES

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 29, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings, all work has been completed and additional time is required to obtain a certificate of occupancy, that all permits required shall be obtained, all work completed and a certificate of occupancy obtained within six months from the date of this *amended* resolution." (Alt. 1787/52)

161-54-BZ

APPLICANT—Roe and Kramer, for Rupert B. Thomas, Ina M. Terrell and Katherine T. Hyde, owners.

SUBJECT—Application for consideration—reopening and amendment in view of change of zone to a local retail district and residence—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence use district the change in occupancy from open air salesroom for automobiles and parking lot, permitting the erection and maintenance of a commercial building (restaurant and retail food shop), with off-street parking area for patrons' and employees' cars, and to permit the erection of business signs.

PREMISES AFFECTED—141-57 Northern boulevard, northwest corner of Parsons boulevard, Block 5002, Lot 74, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Charles P. Kramer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 27, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 27, 1954, by adding thereto:

"that because of the change of use zoning, which took place unbeknownst to the Board before the resolution of July 27, 1954, was adopted, the resolution adopted on that date may be deemed effective in all respects other than the use where legally permitted under the new local retail zoning; that in such districts the work as proposed shall be passed on by the Borough Superintendent as noted in the new decision of the Borough Superintendent, marked disapproved November 9, 1954, acting on N.B. 218/54; and that in all other respects the resolution above cited shall be complied with."

413-39-BZ—Vol. III

APPLICANT—Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening and as to change in wall construction—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a residence and business use district, the reconstruction of existing gasoline service sta-

tion, part of which is to be discontinued and extension of existing uses to include motor vehicles waiting to be serviced.

PREMISES AFFECTED—9-33 Ocean avenue, east side, 100 ft. west of Flatbush avenue, Block 5024, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution adopted by the Board on November 10, 1953, rescinded only as to the amendment as to the wall, inasmuch as approved plans are found to show construction of the wall satisfactory to the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

202-30-BZ—Vol. II

APPLICANT—A. L. Andujar, for Porter Holding Corporation, owner, (The Texas Company, lessee).

SUBJECT—Application for consideration—reopening as Vol. II to consider reconstruction and extension, subject to the regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the building zone resolution, permitting in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—220-06 Northern boulevard, south side of the corner of Northern boulevard and 220th street and being entire block front on south side Northern boulevard between 200th street and 220th place, Block 7473, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider reconstruction and extension.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

150-37-BZ—Vol. II

APPLICANT—Albert E. Deer, for Lourose Realty Corporation, owner (Esso Standard Oil Company, lessee).

SUBJECT—Application for consideration—reopening as Vol. II and to consider a new proposed use subject to the regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of two years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—255-263 Ralph avenue, northeast corner of Marion street, Block 1513, Lots 1, 3 and 4, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider proposed use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

MINUTES

162-54-BZ

APPLICANT—Paul Friedman, for Kollman Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and restore to docket re Application (decision of the borough superintendent), previously withdrawn, under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use dsitric, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—250-02 to 250-14 Hillside avenue (250-04 official) and 84-01 to 84-09 250th street, south-east corner, Block 8604, Lot 85, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and restored to the docket, subject to the regular procedure; previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative: 0

398-54-BZ

APPLICANT—Patrick D. Concagh, for Jafra Holding Corporation, owner.

SUBJECT—Application for consideration—reopening and restore to the docket—re Application (decision of the borough superintendent), previously withdrawn at request of the applicant, under sections 7c, 7e and 21 of the zoning resolution, to permit the retail use district portion of a lot located in a residence and retail use, D area district, the erection of a business building (stores and offices), using more than the area permitted.

PREMISES AFFECTED—2702 East Tremont avenue, west side, 46.84 ft. south of St. Raymond avenue and 1542 Benson street, Block 3988, Lot 18, Borough of the Bronx.

APPEARANCES—

For Applicant: Patrick D. Concagh, Frank J. Ross and John J. Rutigliano.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on December 7, 1954, at 10 A. M. for consideration of new proposal; to permit two publications in the Bulletin and notice to be sent to affected owners in the area by regular mail.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative: 0

32-26-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Landbuyers Inc., owner.

SUBJECT—Application for consideration—reopening and amend as to face brick instead of enamel—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the reconstruction of accessory building on existing gasoline service station (previously granted by the Board), to include motor vehicle repairs, auto laundry, lubritorium, and office.

PREMISES AFFECTED—4919-4935 Kings Highway and 1550-1562 Utica avenue, northwest corner, Block 7733, Lot 53, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request for amendment made on October 28, 1954, withdrawn at request of the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative: 0

890-51-SA

APPLICANT—L. J. Mueller Furnace Company, owner-manufacturer.

SUBJECT—Application for consideration—reopening as to test and report new models and change of name of owner—re Mueller Climatrol Gas-fired Air Conditioners, Models 101, 103, 105, 108, 109, 110, 111, 112, 114, 115 and 155, previously approved.

APPEARANCES—

For Applicant: Fred J. Stenson.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative: 0

892-51-SA

APPLICANT—L. J. Mueller Furnace Company, owner-manufacturer.

SUBJECT—Application for consideration—reopening and consider models and change of name of owner-test and report—re Mueller Climatrol Gas-fired Conversion Burner, Models 500, 503 and 509, previously approved.

APPEARANCES—

For Applicant: Fred J. Stenson.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative: 0

893-51-SA

APPLICANT—L. J. Mueller Furnace Company, owner-manufacturer.

SUBJECT—Application for consideration—reopening and amend as to change of ownership—re Mueller Climatrol Gas-Fired Unit Heaters, Models UH, 150 and 151, previously approved.

APPEARANCES—

For Applicant: Fred J. Stenson.

ACTION OF BOARD—Application reopened for report as to change of ownership.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative: 0

895-51-SA

APPLICANT—L. J. Mueller Furnace Co., owner-manufacturer.

SUBJECT—Mueller Climatrol Oil-Fired Air Conditioners, Models 50, 201, 202, 209, 211, 212, 214 and 215, approval of.

APPEARANCES—

For Applicant: Fred J. Stenson.

ACTION OF BOARD—Application reopened for report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative: 0

Adjourned: 4:00 P. M.

JOSEPH J. DOYLE, Chief Clerk.

MINUTES

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on June 22, 1954, as they appeared in Bulletin No. 26, Vol. 39, are hereby corrected to read as follows:

853-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Martin Siegel, owner.

SUBJECT—Application November 30, 1953 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with show windows and curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—2402-2416 Knapp street and 3106-3116 Avenue X, southwest corner Block 7429, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred Lama.

For Opposition: Helen Olsen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 15, 1954 after due notice by publication in the Bulletin; laid over to June 22, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, D area district; Knapp street is in business and manufacturing use, D area, class 1 height districts; Avenue X is in residence, business and manufacturing use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated November 12, 1953 acting on N.B. Applic. 1226-53, reads:

"1. On a lot located in a business use district the proposed gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, parking & storage of motor vehicles is contrary to Art. II Sec. 4(a) Subdiv. 29 & 46 of the Zoning Resolution.

2. Proposed display windows and curb cuts within 75'-0" of a residence use district abutting, is contrary to Art. II Sec. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 140 ft. frontage by 100 ft. in depth, presently vacant; that as of July 25, 1916 the premises were in an undetermined use district and was changed to its present designation on June 19, 1925; that it is proposed to erect a modern gasoline station consisting of twelve 550-gallon gas tanks and eight dispensing pumps; that the contemplated accessory building will have a frontage of 64 ft., a depth of 30 ft., one story in height, of class 3 construction and contain the conjunctive uses of lubritorium, minor auto repairs, car wash, office and sales; that a part of the site will be reserved for open parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the proposed modern design of the building will improve the appearance of the entire area and will be in keeping with future development; that Knapp street is a main auto lane leading to Gerritsen beach and as such the proposal is in keeping at this point; that there are no other gas stations in the affected area and the gas station is a required service for the highly populated and developed Gerritsen beach and also the large apartment development to the west on Avenue X; that there is very little development in the immediate vicinity and therefore stores would not be warranted; that the proposed curb cuts on Avenue X are required for efficient operation of a modern

station and the proposed show window of the accessory building will set 38 ft. back of the Avenue X building line so that the residential aspect of Avenue X could not possibly be affected; and

WHEREAS, the applicant states that the present owner has held title to the property since April 19, 1952 and that the assessed valuation of the land is \$6,100; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board, and further information has been obtained by the Board as to the recent rezoning of the areas across Knapp street and on either side of Avenue X from Knapp street to Garland court; such area is now manufacturing use; that the area along Knapp street on the west side, *including the plot under consideration*, is business; that while the Board realizes there are some gas stations at Avenue U, some distance away, it is their opinion that this application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e, f & i, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision f, for a term of fifteen (15) years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application marked "Received November 30, 1953," 3 sheets, *on condition* that the plot shall be constructed and arranged substantially as shown on such plans; that the pumps shall be erected not nearer than 15 ft. to the street building line; that the curb cuts shall be as shown, with no curb cut nearer than 5 ft. to a lot line as prolonged; that at the intersection, there shall be erected a masonry block of concrete not less than 12 in. in height and extending along each building line for a distance of not less than 5 ft.; that the accessory building shall comply with the requirements of the building code therefor and shall be faced with face brick on all sides; that there shall be no cellar under the accessory building; that the greasing equipment shown shall be of the hydraulic type; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps which shall be of a low approved type, excluding all roof signs and all temporary signs but permitting the erection within the intersection of one post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line parallel to Avenue X for a distance of not over 4 ft.; that the gasoline storage tanks shall not exceed twelve (12) 550 gallon approved tanks; that on the lot lines to the south and west where wall of proposed accessory building does not occur there shall be erected a woven wire fence of the chain link type on a masonry base not less than 5 ft. 6 in. in height with a suitable masonry terminating posts at the street lines; that there shall be no windows in the rear of the accessory building; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that sidewalks and curbs abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that the plot where not occupied by accessory building and pumps shall be paved with concrete or asphaltic pavement; that under Section 7i, for a similar term there may be minor repairing maintained solely within the accessory building for adjustments only; and under Section 7e, there may be parking of motor vehicles awaiting service and for general storage and parking, provided such parking and storage does not interfere with the dispensing of gasoline and the services of the accessory building; that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

* Correction—The words "east, south and north and all of Avenue X" deleted and the words "*including the plot under consideration*" inserted therefor, as indicated in italics in line 57 of the resolution.

PUBLIC HEARING

PROPOSED REVISION OF THE FACTORY EXIT RULES

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday morning*, December 3, 1954 at 10 A.M. in Room 1013, Municipal Building, Manhattan, on the following Proposed Revision of the Factory Exit Rules to effectuate the provisions of Sections 270 and 271 of the Labor Law, as amended by Chapters 905 and 906 of the Laws of 1947, and Chapters 343 and 345 of the Laws of 1948.

Rules now in force are published following these proposed revised Factory Exit Rules.

Cal. No. 64-27-SR—Vol. II

Rule 1.0. Fire Escapes on Buildings Five Stories or or Less in Height.

- Rule 1.1. In any building erected prior to October 1, 1913, occupied on July 1, 1948, as a factory building, 5 stories or less in height, one of the required means of exit under Section 271 of the Labor Law may consist of an outside iron fire escape, provided that:
- Rule 1.2. The single fireproof casement doors leading to all fire escape balconies shall open out and shall be self-closing. An easily operated door lock with knobs on both sides of the door shall be provided. Such fire doors may be at window sill level if fixed iron steps at least 2 ft. wide, with risers not exceeding 8 in., and treads not less than 8 in. are provided on the inside from floor level to sill properly secured when sills are more than 12 inches above floor level.
- Rule 1.3. Any such fire escape erected subsequent to October 1, 1913, and prior to these rules taking effect, unless previously accepted as one of the required means of exit or escape by the administrative official having jurisdiction, shall conform in every respect to the provisions of these rules.
- Rule 1.4. A fire escape shall not hereafter be accepted as constituting one of the required means of exit or escape under Section 271 of the Labor Law, in any building erected prior to October 1, 1913, and occupied as a factory building on July 1, 1948, exceeding five stories in height.
- Rule 1.5. All fire escapes shall be maintained structurally safe, properly painted, and kept clear of all obstructions.

Rule 2.0. Enclosure of Factory Stairways or Ramps.

- Rule 2.1. Except as provided in Rule 3.1 in all factory buildings five stories or less in height, erected prior to October 1, 1913, and occupied as factory buildings on July 1, 1948, all interior stairways or ramps serving as required means of exit, and the landings, platforms and passageways connected therewith shall be enclosed on all sides by partitions having a fire resistive rating of not less than 1 hour extending continuously from the lowest point of stairway or ramp.
- Rule 2.2. Where the stairway or ramp extends to the top floor of the building, such partitions shall extend to the underside of the roof boarding. That portion of the underside of the roof beams within the stair enclosure shall be covered with fire resisting materials, except in buildings with roofs of non-combustible material, in which case the partitions may stop at the underside of the roof.

- Rule 2.3. Openings in such partitions shall be provided with approved self-closing one hour test opening protective assemblies, except where such openings are in the exterior wall of the building.
- Rule 2.4. The bottom of the enclosure shall be of fireproof material at least 4 in. thick unless the partition extends to the cellar bottom.
- Rule 2.5. A horizontal exit as defined in Section 267 of the Labor Law, will be accepted as in compliance with this rule when both sides of the fire wall or walls are occupied at such factory floor by the same occupant.

Rule 3.0. Transitory Provisions for Enclosure of Stairways in Factory Buildings Five Stories or Less in Height.

- Rule 3.1. In all factory buildings five stories or less in height erected prior to October 1, 1913, and occupied as factory buildings on July 1, 1948, and legally occupied as factory buildings on January 1, 1954, all interior stairways or ramps serving as required means of exit and the landings, platforms and passageways connected therewith, may, prior to January 1, 1959, be enclosed on all sides by partitions of fire resisting material extending continuously from the lowest point of the stairway in accordance with the following schedule:

Number of stories	Contents combustible, no sprinkler	Contents non-combustible, no sprinkler	Contents combustible and sprinkler	Contents non-combustible and sprinkler
Three	Stairways Enclosed			
Four	Stairways Enclosed	Stairways Enclosed		
Five	Stairways Enclosed	Stairways Enclosed	Stairways Enclosed	

The term "contents" as used above means articles, goods, wares and merchandise, packed, stored, manufactured or in the process of manufacture.

The term "combustible" as used above means articles, goods, wares or merchandise which will burn or support combustion.

The term "sprinkler" as used above means in adequate automatic sprinkler equipment installed and maintained in good working order on each floor throughout the building.

The term "story" as used above means that part of a building between any floor and the floor or roof next above.

The term "stairways" as used above shall be deemed to include "or ramps".

Rule 4.0. Required Exits and Enclosures of Stairways in Two-Story Factory Buildings.

- Rule 4.1. In every two story factory building erected prior to October 1, 1913, and occupied as a factory building on July 1, 1948, there shall be provided from each story at least two means of exit or escape from fire remote from each other, one of which from every floor above or below grade shall lead to or open on an interior stairway or ramp which shall be enclosed, as hereinafter provided, or on an exterior enclosed stairway or ramp. The other may lead to such a stairway, or to a horizontal or grade exit, or to an exterior screened stairway, or to a fire escape conforming to Section 273 of the Labor Law or Rule 1, of these rules. Except that fire escape exit doors shall be fireproof self closing, with fixed iron steps to the sill properly secured when sill is more than 12 in. above the floor level;

PUBLIC HEARING

and where there is no safe egress from the roof, a goose neck ladder shall be provided from top balcony to the roof, except on the front of all buildings.

4.1.1. Unobstructed egress from the foot of the fire escape or exterior screened stairway shall be as required by Section 273 of the Labor Law, or to an open adjoining yard with egress to the street. No point on any floor of such building shall be more than 150 ft. distant from such an exit.

Rule 4.2. In two-story factory buildings erected prior to October 1, 1913, and occupied as factories on July 1, 1948, all interior stairways or ramps serving as required means of exit shall be enclosed from the lowest point of such stairways or ramps to the ceiling of the first floor by partitions having a fire resistive rating of 1-hour, unless the building is provided with a wet sprinkler system, in which case such enclosure of stairway or ramp shall not be required prior to January 1, 1959. Such enclosures shall lead directly to a door opening outwardly to a street or road, or an open area affording unobstructed passage to street or road. All openings in such enclosure except openings in the exterior walls shall be provided with fireproof self-closing doors having a one hour rating.

Rule 4.3. All reference herein to the enclosure of stairways or ramps shall be deemed to apply only to required stairways or ramps.

Rule 5.0. Enclosure of Stairways in Factory Buildings Erected Prior to October 1, 1913, and Not Occupied as Factory Buildings on July 1, 1948.

Rule 5.1. Buildings which are not required by Section 270, Subdivision 1 of the Labor Law to be fireproof, shall have required stairways or ramps enclosed in partitions of one-hour fire-resistive construction from the lowest point of the stairway or ramp.

Rule 5.2. Where the stairway or ramp extends to the top floor of the building, such partitions shall extend to the underside of the roof boarding. That portion of the underside of the roof beams within the stair enclosure shall be covered with fire resistive materials except in buildings with roofs of noncombustible material, in which case the partitions may stop at the underside of the roof.

Rule 5.3. Where the stairway or ramp is required to extend to the roof, the enclosure shall be so built as to form a bulkhead having a fire-resistive rating of one hour, except where such bulkhead occurs on an interior lot line, such construction shall be not less than 8 inches of masonry on the lot line side.

Rule 5.4. All openings to such partitions shall be provided with approved one hour self-closing opening protective assemblies except where such openings are in the exterior wall of the building.

Rule 5.5. The bottom of the enclosure shall be of fireproof material at least 4 in. thick unless the partition extends to the cellar bottom.

Rule 5.6. In all factory buildings erected prior to October 1, 1913, and not occupied as factories on July 1, 1948, and exceeding four stories in height, stairways or ramps serving as required means of egress shall be enclosed throughout with partitions of incombustible material having a fire resistive rating of one hour, and all openings to such partitions shall be provided with approved self-closing one hour test opening protective assemblies except where such openings are in the exterior wall of the building.

Rule 5.7. In all factory building erected subsequent to October 1, 1913, four stories or less in height, required stairways or ramps serving as required means of egress shall be enclosed throughout with partitions having a fire resistive rating of one hour and all openings thereto shall be equipped with approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior wall of the building.

Rule 5.8. In all factory buildings erected subsequent to October 1, 1913, and prior to January 1, 1938, exceeding 4 stories in height, stairways or ramps serving as required means of egress shall be enclosed in partitions constructed of incombustible materials having a fire resistive rating of one hour, up to a maximum height of 150 ft. and two hours above such height, and all openings to such partitions shall be equipped with approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior wall of the building.

Rule 5.9. In all factory buildings erected subsequent to January 1, 1938, exceeding 4 stories in height, stairways or ramps serving as required means of egress shall be enclosed in partitions of incombustible materials having a fire resistive rating of 2 hours and all openings to such enclosures shall be protected by approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior walls of the building.

Rule 6.0. In all factory buildings, coming within Section 270 of the Labor Law, Stairways or Ramps Serving as Required Means of Egress Shall be Ventilated at the Top by:

(a) A skylight not less than 20 square feet in area, constructed of metal frames, glazed with plain glass, protected with wire screens in metal frames above and below, and provided with fixed open metal louvres on two sides, having an aggregate effective ventilating area of not less than twenty square feet. A fixed open ridge ventilator having not less than 144 sq. inches of effective ventilating area may be substituted for an equal portion of the required louvres; or

(b) An exterior window, not facing on the lot line, equal to the area required for a skylight, glazed with plain glass and provided with fixed open louvres having an effective ventilating area of not less than 10 square feet; or

(c) In a sprinklered stair or ramp enclosure, a metal framed automatic skylight not less than 16 square feet in area, glazed with wired glass, or with plain glass protected over and under with wire screens in metal frames. Such automatic skylights to be counterbalanced, actuated by a fusible link designed to operate at not more than 180° F.

Rule 7.0. Storage of Combustible Material Within Factory Stairway Enclosures.

Rule 7.1. In all factory buildings no articles or wares of any nature shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith. But this shall not prohibit the erection and maintenance of a stand to be built of incombustible material and wire glass or one-quarter inch thick plate glass for the retail sale of cigars, cigarettes and tobacco and candies in original packages or daily newspapers in the public hall or corridor on the first story of any building provided there is no open flame. All portions of the stand and any portion

PUBLIC HEARING

of any permitted accessory use, the same shall be set back at least 18 in. from the outside line of travel of the required legal width of exit. Each such stand shall be provided with at least one approved 2½ gallon chemical fire extinguisher.

Rule 8.0. Safe Egress from Roofs of Factory Buildings.

Rule 8.1. Interior stairs or ramps serving as required means of egress in factory buildings erected after October 1, 1913, not exceeding five stories in height and in factory buildings erected before October 1, 1913, and occupied as factories on July 1, 1948, shall not be required to extend to the roof where there is no safe egress from the roof.

Rule 8.2. No safe egress shall be deemed to exist when:

a. The roof or the top of the parapet wall of an adjoining building is more than 8 feet below or more than five feet above the top of the parapet wall of the building in question and there is no outside party wall fire escape, party wall exterior screened stairway, party wall balconies or bridges, or where outside exits do not connect to adjoining buildings at roof level, or where there are no unbarred window openings 5 ft. above the roof or parapet wall of the building in question.

b. Where the roof of the building in question has a pitch exceeding 1 ft. in 6 ft. of horizontal run.

Rule 8.3. When there is no safe egress from the roof, there shall be:

a. A single rung iron ladder; or

b. A flat tread iron or steel ladder within the stair or ramp enclosure. Such ladder shall be properly secured to top and bottom and shall lead to an easily openable scuttle not less than 2 ft. by 3 ft. in area. Such scuttle may be provided with an easily operated fastening device.

Rule 8.4. Where the stair bulkhead door or scuttle opens within 10 feet from the open edge of the roof, an iron railing properly placed at least 3 ft. high and at least 10 ft. long shall be provided at the edge of the roof.

Rule 9.0. Substandard Factory Exit.

Rule 9.1. Fire Escapes.

9.1.1. When, in addition to the required exits from any factory or factory building, there exist other means of egress which are not in accordance with the requirements of the Labor Law and these Rules, such means of egress may be retained under the following conditions:

9.1.2. Substandard fire escapes shall be maintained structurally safe, properly painted

and with openings leading thereto kept in good repair.

9.1.3. In lieu of a counterbalanced stairway, a drop ladder in guides with a backdropped gravity hook may be provided of sufficient length to reach to the ground or safe landing place with a passageway opening cut in the balcony rail and the rail shall be properly placed.

9.1.4. Where substandard fire escapes are located in the court or at the side or rear of a building, proper egress to a point of safety shall be provided, either to open adjoining yard or the lowest balcony of the fire escape may be connected to adjoining fire escape, exterior stairway, to roof of adjoining extensions or other means of egress satisfactory to the Borough Superintendent.

9.1.5. Substandard fire escapes shall be kept clear of all obstructions and shall not be used for fire drills or considered as a basis for computation of occupancy.

Rule 9.2. Stairways.

9.2.1. Interior stairways or ramps not conforming to the requirements of the Labor Law or the rules of the Board and not required for egress, may be retained, provided egress to same is maintained unobstructed, halls are properly lighted and all landings, passageways, etc. are maintained free and unobstructed.

9.2.2. Where such non-required interior stairways or ramps are unenclosed they shall, prior to July 1, 1955, be provided with an automatic counterbalanced smoke-proofed trap door actuated by fusible links or enclosed by an enclosure which shall be reasonably smoketight to the satisfaction of the Borough Superintendent.

Rule 9.3. Exterior Screened Stairways.

9.3.1. Exterior screened stairways not serving as required means of egress shall be maintained structurally safe and kept properly painted. Exits thereto and all platforms and passageways thereof shall be maintained unobstructed and egress from their termination shall be provided as required for substandard fire escapes, in accordance with Rule 9.1.4.

Rule 9.4. Horizontal Bridges.

9.4.1. Horizontal bridges and party wall balconies between buildings shall be maintained structurally safe and properly painted and access thereto and all passages leading thereto shall be maintained unobstructed.

Rule 9.5. Signs.

9.5.1. No sign of any character shall be placed at openings leading to substandard exits.

THE BUILDING LAWS AND AMENDMENTS THERETO

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

These volumes are now ON SALE at the office of the Supervisor of the City Record, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, NEW YORK 7, N. Y. The price for the complete set of four volumes is \$4 (\$4.25 by mail), single volumes each containing certain parts of the above described laws, \$1 (by mail \$1.10).

Checks for \$3 or more must be certified.

RULES

FACTORY EXIT RULES ADOPTED BY THE BOARD OF STANDARDS AND APPEALS FEBRUARY 23, 1927, AS AMENDED JANUARY 15, 1932.

(64-27-SR)

STANDARD FACTORY EXITS

Section 1—Fire Escapes.

Rule 1. In any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, more than five stories in height and not exceeding nine stories in height, nor in any case more than 90 ft. from curb level to top floor level one of the required means of exit or escape under Section 271-1 of the Labor Law may consist of an outside fire escape, provided that:

(a) Any such fire escape hereafter erected shall comply with all the provisions of Section 273, Labor Law, and in addition thereto:

(1) The balconies and stairs shall be protected on the outside by substantial railings to a height of at least 4 ft. 6 in., measured from floor of balcony or center of stair treads constructed of bars at least one-half ($\frac{1}{2}$) inch in diameter, spaced not more than six (6) inches on centers, or of substantial grille work, or of screening not less than No. 10 U. S. gauge wire with not more than one and one-half ($1\frac{1}{2}$) inch mesh, all rigidly braced;

(2) When there is safe egress from the roof of the building to any adjoining structure, the fire escape stairway shall continue to the roof, and if there be no safe means of egress, a gooseneck ladder shall be provided from the top story balcony to the roof.

(b) Any such fire escape erected prior to October 1, 1913, shall conform in every respect with the requirements of paragraph (a) of this rule, except that balconies may be not less than 3 feet in width; the connecting stairs not less than 20 inches in width, and placed at an angle not exceeding 60 degrees if the building is not over six stories in height, otherwise at an angle of 45 degrees.

Rule 2. In any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, five stories or less in height, one of the required means of exit under section 271 of the Labor Law may consist of an outside iron fire escape, provided that:

(a) Any such fire escape hereafter erected shall comply with all the provisions of Section 273, Labor Law.

(b) Existing fire escapes shall comply with all the provisions of Section 274, Labor Law and in addition thereto

(1) The balconies shall be not less than 3 feet in width.

(2) The rails around balconies and well holes and on stairways shall be not less than 3 feet in height.

(3) Passageways on the balconies shall be not less than 14 inches in the clear.

(4) At least one opening to each balcony shall be a single fireproof casement door at least 2 feet wide and at least 6 feet in height, except that where the distance between the sill and lintel will not permit of an opening 6 feet in height, a casement door not less than 4 ft. 6 in. in height will be permitted.

Rule 3. The single fireproof casement doors leading to all fire escape balconies shall open out and shall be self-closing. An easily operated door lock with knobs on both sides of the door shall be provided.

Such fire doors may be at window sill level if fixed iron steps at least two feet wide, with risers not exceeding eight (8) inches, and treads not less than eight (8) inches are provided on the inside from floor level to sills properly secured.

Rule 4 (a). Any such fire escape erected subsequent to October 1, 1913, and prior to these rules taking effect, unless previously accepted as one of the required means

of exit or escape by the administrative official having jurisdiction, shall conform in every respect to the provisions of these rules.

(b) A fire escape shall not hereafter be accepted as constituting one of the required means of exit or escape under Section 271-1 of the Labor Law, in any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, exceeding nine stories in height, or more than 90 feet from curb level to top floor level.

Rule 5. All fire escapes shall be maintained structurally safe, properly painted, and kept clear of all obstructions.

Section 2—Enclosure of Factory Stairways.

Rule 6. Except as herein provided, in all factory buildings five stories or less in height, erected prior to October 1, 1913, in which there are more than twenty-five persons employed above the second story, all interior stairways serving as required means of exit, and the landings, platforms and passageways connected therewith, shall be enclosed on all sides by partitions of fire-resisting material extending continuously from the lowest point of the stairway in accordance with the following schedule:

Number of stories	Contents combustible, no sprinkler	Contents non-combustible, no sprinkler	Contents combustible and sprinkler	Contents non-combustible and sprinkler
Three	Stairways Enclosed			
Four	Stairways Enclosed	Stairways Enclosed		
Five	Stairways Enclosed	Stairways Enclosed	Stairways Enclosed	

The term "contents" as used above means articles, goods, wares and merchandise, packed, stored, manufactured or in the process of manufacture.

The term "combustible" as used above means articles, goods, wares or merchandise which will burn or support combustion.

The term "sprinkler" as used above means an adequate automatic sprinkler equipment installed and maintained in good working order on each floor.

The term "story" as used above means that part of a building between any floor and the floor or roof next above;—the first story is that part of a building which is more than 50 per cent above the floor level and the floor next above the curb or average grade level.

Where the stairway extends to the top floor of the building, such partitions shall extend to the under side of the roof boarding. That portion of the under side of the roof beams within the stair enclosure shall be covered with fire-resisting material, except in buildings with roofs of non-combustible material, in which case the partitions may stop at the under side of the roof.

Where the stairway is required to extend to the roof, the enclosure shall be so built as to form a bulkhead. The enclosure shall be ventilated by a skylight in the roof with louvers or ventilators, or exterior windows with ventilating sections at the top floor.

All openings in such partitions shall be provided with approved self-closing fire doors, except where such openings are in the exterior wall of the building.

The bottom of the enclosure shall be of fireproof material at least four inches thick unless the partition extends to the cellar bottom.

A horizontal exit, as defined in section 267 of the Labor Law, will be accepted as a compliance with this rule when

RULES

both sides of the fire wall or walls are occupied on any factory floor by the same occupant.

Rule 7. Where there are occupancies on any story or part of a story involving the storage or use below the top story of the following materials and exceeding the amount specified, and there are more than 5 persons employed at manufacturing above such occupancy, the interior stairway serving as required means of egress shall be enclosed on that story with fire-resisting material from floor to under side of floor above, including any exposed stair soffits, landings and passageways; openings shall be provided with approved self-closing fire doors.

Nitrocellulose in any shape or form, 10 pounds.

Volatile inflammable oils, 1 gallon.

Volatile inflammable mixtures, 5 gallons.

Combustible mixtures, 10 gallons.

Paints, varnishes and lacquers, 10 gallons.

Upholstering or mattresses, manufacturing or repairing.

Cotton, rag and paper sorting, 1 ton.

Paper box manufacturing.

Restaurants and lunch rooms with cooking (not including tea, coffee or similar beverages).

The Board shall rule upon new occupants as they arise and pass upon points under dispute.

When more than two stories are to be segregated, as above, the entire stairway shall be enclosed in fire-resisting material where there are more than 5 persons employed at manufacturing above the first story.

Rule 8. Required Exits and Enclosures of Stairways in Two-Story Factory Buildings.

1. **Required Exits.**—In every two-story factory building erected prior to October 1, 1913, in which more than five persons are employed at manufacturing, there shall be provided from each story at least two means of exit or escape from fire remote from each other, one of which from every floor above or below grade shall lead to or open on an interior stairway which shall be enclosed, as hereinafter provided, or on an exterior enclosed stairway. The other may lead to such a stairway, or to a horizontal or grade exit, or to an exterior screened stairway, or to a fire escape conforming to section 273, Labor Law, or rule 2 of these rules. Except that exit door shall be a fire door, with substantial steps to the sills properly secured when sill is more than 8 inches above the floor level; and where there is no safe egress from the roof, a gooseneck ladder shall be provided from top balcony to the roof, except on the front of buildings.

Unobstructed egress from the foot of the fire escape or exterior screened stairway shall be as required by section 273, Labor Law, or to open adjoining yard with egress to the street. No point on any floor of such building shall be more than one hundred and fifty (150) feet distant from such an exit.

Rule 9. Enclosure of Stairways.—In two-story buildings where there are occupancies on any story or part of a story involving the storage or use below the top story of any of the materials exceeding the amounts specified in Rule 7 and there are more than 5 persons employed at manufacturing above such occupancy, all interior stairways serving as required means of exit shall be enclosed from the lowest point of such stairway to the ceiling of the first floor by partitions of fire-resisting material, unless the building is provided with a wet sprinkler system, in which case such enclosure of stairways shall not be required. Such enclosures shall lead directly to a door opening outwardly to a street or road, or an open area affording unobstructed passage to a street or road. All openings in such enclosure shall be provided with fire doors equipped with self-closing devices.

All reference herein to "Enclosure of Stairways" shall be considered as applying only to required stairways.

Rule 10. Storage of Combustible Material Within Factory Stairway Enclosures.

In all factory buildings no articles or wares of any nature shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith.

But this shall not prohibit the erection and maintenance of a stand to be built of incombustible material and wire glass or ¼-inch-thick plate glass for the retail sale of cigars, cigarettes and tobacco and candies in original packages or daily newspapers in the public hall or corridor on the first story of any building provided there is no open flame. All portions of the stand and any portion of any permitted accessory use to same shall be set back at least 18 inches from the outside line of travel of the required legal width of exit. Each such stand shall be provided with at least one approved 2½-gallon chemical fire extinguisher.

Section 3—Safe Egress from Roofs of Factory Buildings.

Rule 11. Interior stairways serving as required means of exit in factory buildings erected after October 1, 1913, and not exceeding five stories in height, and in buildings erected before October 1, 1913, now occupied or to be occupied as a factory, shall not be required to extend to the roof where there is no safe egress from the roof, under Sections 270, 271 and 272, Labor Law.

(a) When the roofs, or the top of the parapet wall of an adjoining building are more than eight feet below or more than five feet above the top of the parapet wall of the building in question, and there is no outside party wall fire escape, party wall exterior screened stairway, party wall balconies or bridges, or where any outside exits do not connect to adjoining buildings at roof level, or where there are no unbarred window openings five feet above the roof or parapet wall of the building in question.

(b) When the roof of the building in question has a pitch exceeding one foot in six feet of horizontal run.

Rule 12 (a). When there is no safe egress from the roof, as above described, there shall be in all cases at least a double-rung ladder at the top of the interior stairway, and within the interior stairway enclosure when stairway is enclosed. Such ladder shall be at least 18 inches in width and shall be properly secured at top and bottom. The ladder shall lead to a scuttle opening not less than 2 feet by 3 feet or be of such additional area as may be required to provide ample head room. The scuttle cover shall be hinged and of light weight construction, or be counter-balanced. An easily operated hook may be provided on scuttle cover.

(b) Where the stair bulkhead door opens within 10 feet from the open edge of the roof, an iron railing properly braced at least 3 feet high and at least 10 feet long shall be provided at the edge of roof.

SUBSTANDARD FACTORY EXITS

Section 4—Fire Escapes.

Rule 13. When in addition to the required exits from any factory or factory building, there exist other means of egress which are not entirely in accordance with the requirements of the Labor Law and the Rules of the Board of Standards and Appeals, such means of egress may be retained under the following conditions:

(a) **Fire escapes.**—All substandard fire escapes on factory buildings shall be maintained, structurally safe, properly painted, and with the openings leading thereto, kept in good repair.

In lieu of a counter-balanced stairway, a drop ladder in guides with a back-drop gravity hook may be provided.

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RULES

The drop ladder shall be of sufficient length to reach from the lowest balcony to the ground or safe landing place with a passageway opening cut in the balcony rail, which rail shall be properly braced.

When such substandard fire escapes are located in a court, side or rear of a building, proper egress to a point of safety shall be provided, either to open adjoining yards, or the lowest balcony may be connected to an adjoining fire escape, exterior stairway, to the roof of adjoining extensions, or other means of egress satisfactory to the authorities having jurisdiction.

Substandard fire escapes shall be kept clear of all obstructions, shall not be used for fire drills, and shall not be considered as a basis for increase in occupancy.

Section 5—Stairways and Bridges.

Rule 14. Interior Stairways.—All interior stairways not conforming to the requirements of the Labor Law or rules of the Board of Standards and Appeals may be retained, provided that egress to same is maintained unob-

structed, halls are properly lighted, and all landings, passageways, etc., are maintained free and unobstructed. An easily operated panic bolt or other similar device may be installed at street exit door.

Rule 15. Exterior Screened Stairways.—Exterior screened stairways not serving as a required means of egress shall be maintained structurally safe and properly painted, exits thereto and all platforms and passageways thereof shall be maintained unobstructed and egress from termination shall be provided as required for substandard fire escapes in subdivision a.

Rule 16. Horizontal Bridges.—Horizontal bridges and party wall balconies between buildings shall be maintained structurally safe and properly painted, and access thereto and all passageways thereof shall be maintained unobstructed.

Rule 17. No sign of any character shall be placed at openings leading to these substandard exits.

NOTICE

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

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BULLETIN

OF THE

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CITY OF NEW YORK

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No. 48

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

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NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

CALENDAR

DOCKET

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867-54-A—144 Beach 149th street, east side, 551 ft. south of Rockaway Beach boulevard, Block 788, Lot 45, Neponsit, Borough of Queens—re Revocation of Certificate of Occupancy issued re N.B. 6745-47.

868-54-BZ—H.B.Q.—41-83 to 41-99 Main street, northeast corner of Maple avenue, Block 5134, Lot 1, Flushing, Borough of Queens, Alt. 1529-54—re loading and unloading and entrances.

869-54-BZ—H.B.M.—87 Monroe street, north side, 110 ft. east of Pike street, Block 272, Lot 4, Borough of Manhattan, Alt. 1567-54—re parking lot.

870-54-A—H.B.M.—144-146 West 90th street, south side, 150 ft. east of Amsterdam avenue, Block 1220, Lot 57, Borough of Manhattan, Alt. 1338-54—re manufacturing and egress.

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872-54-A—H.B.Q.—65-76 Kissena boulevard, west side, 32.49 ft. north of Melbourne avenue, Block 6517, Lot 1, Flushing, Borough of Queens, Alt. 1794-54—re frame construction.

873-54-A—F.D.—516-522 West 34th street, south side, 205 ft. west of 10th avenue, Block 705, Lot 46, Borough of Manhattan, Decision re Order No. 4928-4—re elevator.

874-54-A—F.D.—Foot of Wall street, 600 ft. east of South street, Block —, Lot —, Pier 13, East River, Borough of Manhattan, Decision re Order No. 93229-LC—re storage of kerosene.

875-54-SM—Lupton Aluminum Projected Residence Casements and Residential Double Hung Windows, manufactured by Michael Flynn, Manufacturing Co., Material.

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548-52-A—H.B.B.—297 Warren street, north side, 200 ft. west of Smith street, Block 290, Lot 55, Borough of Brooklyn, Alt. 311-52.

929-50-A—Vol. II—H.B.M.—241-243 West 23rd street, north side, 375 ft. east of 8th avenue, Block 773, Lot 22, Borough of Manhattan, Alt. 1540-54.

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229-38-SM—Ebsary Plasterboard and Lath—Plain or Perforated $\frac{3}{8}$ " thick (reopened for report as to change of ownership), manufactured by Ebsary Gypsum Co., Inc., Material.

750-38-SA—C-7830 Vacuum Breakers for Supply Fixtures, Sizes $\frac{3}{8}$ ", $\frac{1}{2}$ ", $\frac{3}{4}$ ", 1", $1\frac{1}{4}$ ", $1\frac{1}{2}$ ", 2" and 3" (reopened for report as to change of name of device as approved), manufactured by Crane Co., Appliance.

367-53-BZ—H.B.Bx.—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx, N.B. 300-53.

449-44-BZ—H.B.B.—238-242 Vanderbilt avenue, west side, 208 ft. north of DeKalb avenue, Block 2092, Lot 53, Borough of Brooklyn, Alt. 3932-54.

667-50-BZ—Vol. III—H.B.Q.—85-07 Queens boulevard and 51-25 to 51-39 Reeder street, northeast corner, Block 1549, Lot 41, Elmhurst, Borough of Queens, Alt. 2119-54.

604-46-BZ—Vol. II—H.B.Q.—56-34 to 56-38 Myrtle avenue, south side, 155 ft. east of Cornelia street, Block 3560, Lot 26, Ridgewood, Borough of Queens, Alt. 1906-54.

596-42-BZ—Vol. IV—H.B.B.—692-710 Jamaica avenue, south side, 54 ft. 2 in. west of Richmond street, Block 4102, Lots 19 and 35, Borough of Brooklyn, Alt. 1071-54.

100-48-BZ—Vol. III—H.B.Bx.—Block bounded by Valentine avenue, Webster avenue and East 178th street, 1876-1892 Valentine avenue, 1933-1959 Webster avenue and 350-360 East 178th street, Block 2815, Lot 1, Borough of The Bronx, Alt. 920-54.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Blended Cements, Rules for Testing and Use of	Nov. 10, 1953—Vol. 38, No. 45
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9

CALENDAR

	Last Publication
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	July 31, 1951—Vol. 36, No. 31A
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire resistive, Flameproof Materials, etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, etc.	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	Oct. 19, 1954.
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems ...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 25, 1954.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) Apr.	15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for ...	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June 14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting ...	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

NOVEMBER 30, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 30, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owners.

SUBJECT—Application April 30, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, for a term of fifteen years, the erection and maintenance of stores, auto show-room, gasoline service station, car-wash, lubricatorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading and the parking of patrons' cars.

PREMISES AFFECTED—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road, Block 6666, Lot 1, Flushing, Borough of Queens.

Laid over from October 26, 1954, to November 30, 1954, at request of the applicant, attorney for objectors concurring; no further requests for adjournment to be considered.

519-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Weiss and Sons, Inc., owner.

SUBJECT—Application June 17, 1954—(decision of the borough superintendent) under section 7a of the zoning

resolution, to permit in a residence and business district the maintenance of existing use of office and drafting room in building No. 1 in conjunction with monumental works, and to permit the maintenance of existing steel rolling crane, and open storage of granite between buildings 1 and 2, and to permit building 2 to be used for Diesel engine in connection with monumental works; and to maintain building 3 with its present monumental works and machinery use, and the southern part of lot with its existing steel rolling crane and open monumental machinery consisting of a wire saw and the erection of an additional wire saw alongside present one in open area. PREMISES AFFECTED—928-940 Jamaica avenue and 1-35 Lincoln avenue, southeast corner, Block 4109, Lot 91, Borough of Brooklyn.

Laid over from October 26, 1954, to November 30, 1954, for inspection and decision without further argument; hearing closed.

700-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Millie Mayser, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories and the parking and storage of motor vehicles.

PREMISES AFFECTED—9319-9333 3rd avenue and 301-311 94th street, northeast corner, Block 6107, Lots 1, 5 and 67, Borough of Brooklyn.

Laid over from November 3, 1954, to November 30, 1954, for inspection and decision without further argument; hearing closed.

695-49-BZ—Vol. III

APPLICANT—Halperin, Natanson, Shivitz and Scholer, for Patsy Baselice, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit for a term of five years in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—298-306 East 140th street, south side, 104.30 ft. east of 3rd avenue, Block 2314, Lot 58, Borough of The Bronx.

Laid over from November 3, 1954, to November 30, 1954, for inspection and decision; hearing closed.

N. Y. Housing Authority's representative to advise the Board how many tenants in the project have cars and where they are parked.

212-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruce D. MacDonald, owner.

SUBJECT—Application March 24, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit for a term of fifteen years, in a local retail use district the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—145-11 to 145-19 (145-15 official) 243rd street and 243-01 to 243-09 Mayda road, northeast corner, Block 13568, Lot 27, Rosedale, Borough of Queens.

Laid over from November 3, 1954, to November 30, 1954, for inspection and decision without further argument; hearing closed.

CALENDAR

955-23-BZ—Vol. II

APPLICANT—Siegel and Green, for 206 East 56th Street Realty Corp., owner (Park Palace Auto Service Corp., lessee).

SUBJECT—Application reopened July 20, 1954 as Vol. II—re (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a business use district the parking and storage of more than five motor vehicles on roof of existing garage for more than five motor vehicles.

PREMISES AFFECTED—206-214 East 56th street, south side, 110 ft. east of 3rd avenue, Block 1329, Lot 41, Borough of Manhattan.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; applicant to file revised plan showing proposed construction of parapets and reinforcing of same and with bumpers on all sides; hearing closed.

1357-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Marvel I. Hory, owner.

SUBJECT—Application reopened July 20, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, store and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4467-4479 Broadway and 700-706 West 192nd street, southwest corner, Block 2180, Lot 513, Borough of Manhattan.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; no further argument; hearing closed.

280-41-BZ—Vol. III

APPLICANT—Paul Friedman, for Constel Realty Corp., owner.

SUBJECT—Application reopened July 27, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a storage garage for more than five motor vehicles, and a motor vehicle repair shop (including welding, painting and spraying), and to permit the parking of motor vehicles on unbuilt upon portion of plot for customers and employees.

PREMISES AFFECTED—89 Furman avenue, west side, 99.5 ft. north of Bushwick avenue, Block 3462, Lots 26, 63 and 67, Borough of Brooklyn.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; hearing closed.

539-46-BZ—Vol. III

APPLICANT—Gabriel Nathan, for SKR Holding Corp., owner.

SUBJECT—Application reopened July 7, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district the change in occupancy from gasoline service station, motor vehicle repair shop, storage and parking lot to factory use.

PREMISES AFFECTED—64-13 to 64-21 Rockaway Beach boulevard, south side, 80.86 ft. east of Beach 65th street, Block 396, Lot 5, Rockaway Beach, Borough of Queens.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; hearing closed.

594-54-A

APPLICANT—Gabriel Nathan, for SKR Holding Corp., owner.

SUBJECT—Application June 9, 1954 filed pursuant to section 35, General City Law re premises in bed of proposed

widening of Rockaway Beach boulevard and an appeal from decision of borough superintendent.

PREMISES AFFECTED—64-13 to 64-21 Rockaway Beach boulevard, south side, 80.86 ft. east of Beach 65th street, Block 396, Lot 5, Rockaway Beach, Borough of Queens.

315-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Missouri Enterprises, Inc., Sidney Moseson and William B. Putnam, owners (Missouri Enterprises, Inc., lessee).

SUBJECT—Application reopened as Vol. II—October 20, 1953—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district for a term of ten years the erection and maintenance of a luncheonette, office, kiddie park and accessory parking of patrons cars (previously denied by the Board for lots 30 and 34).

PREMISES AFFECTED—231-12 to 231-20 Northern boulevard and 45-02 to 45-20 232nd street, southwest corner and 45-15 to 45-23 231st street, Block 8164, Lots 15, 18, 30, 34 and 37, Little Neck, Borough of Queens.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; hearing closed.

197-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

SUBJECT—Application March 12, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sales and office; and automobile showroom; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—58-12 to 58-30 (58-20 official) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; hearing closed.

345-54-BZ

APPLICANT—Fred C. Dahlem, for Frank K. Paulis, owner.

SUBJECT—Application May 4, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district the parking and storage of more than five motor vehicles for patrons of Villa Bette restaurant (no fees to be charged).

PREMISES AFFECTED—45-47 City Island avenue, west side, 25 ft. north of Rochelle street, Block 5625, Lot 32, Borough of The Bronx.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; hearing closed.

62-53-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for LaGuardia Hotel Inc., owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E area district the off street parking of motor vehicles within the required open spaces and required set back; and to permit the erection of electric signs on building and also on the roof.

PREMISES AFFECTED—99-01 to 99-19 Ditmars boulevard, north side, from 22nd avenue to 22nd road; 99-02 to 99-12 22nd avenue and 100-01 to 100-17 22nd road, Block 1634, Lot 101, East Elmhurst, Borough of Queens.

Laid over from November 16, 1954, to November 30, 1954, for applicant to submit plans of signs which conform to the requirements of the State Conservation Law.

855-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Company, Inc., owner.

CALENDAR

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include car-washing, lubritorium, motor vehicle repairs, store, utility room, and office; and to permit the installation of an open truck pit alongside proposed building; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance nearer the residence use district than is permitted.

PREMISES AFFECTED—2150-2166 Jerome avenue, east side, from Cameron place to East 181st street; 2-4 Cameron place and 1-5 East 181st street, Block 3185, Lot 1, Borough of The Bronx.

650-48-BZ—Vol. II

APPLICANT—Holtzman, Shark, Mackell and Hellebrand, for Scalia and Weissler Realty Corp., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit for a term of fifteen years in a retail use district the erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—89-23 Queens boulevard, north side, 81.06 ft. west of 57th avenue, Block 1845, Lot 58, Elmhurst, Borough of Queens.

794-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Spofford Holding Corp., owner (Blue Hour Restaurant Inc., lessee).

SUBJECT—Application reopened May 11, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use district portion of plot the extension of restaurant to include dancing and three piece band including piano (cabaret).

PREMISES AFFECTED—311-315 93rd street, north side, 89 ft. east of 3rd avenue, Block 6103, Lot 61, Borough of Brooklyn.

700-53-BZ

APPLICANT—Ingram S. Carner, for May Bruns, owner.

SUBJECT—Application October 1, 1953—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the change in occupancy from one family dwelling and garage to two family dwelling and garage.

PREMISES AFFECTED—85-29 65th road and 65-20 Fitchett street, northwest corner, Block 3137, Lot 21, Forest Hills, Borough of Queens.

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application October 21, 1953—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced for a term of fifteen years.

PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

23-54-BZ

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of existing car-port without the required set back and side yard.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

24-54-A

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

447-54-BZ

APPLICANT—Leonard F. Rothkrug, for Cosmo Finnochio, owner.

SUBJECT—Application June 4, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in the retail use district portion of plot located in residence and retail use district the erection and maintenance of retail stores and a wholesale bake shop with loading space and two car garage.

PREMISES AFFECTED—192-14 to 192-22 Northern boulevard, southwest corner of 193rd street, Block 5516, Lot 16, Flushing, Borough of Queens.

469-54-BZ

APPLICANT—Herman E. Horwood, for Kesbec Inc., owner (Ernie's Auto Body & Fender Service, lessee).

SUBJECT—Application June 9, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from gasoline service station and thirteen (one car) non-storage garages, to gasoline service station, seven (one car) non-storage garages and motor vehicle repair shop (six one car non-storage garages).

PREMISES AFFECTED—1035 East 156th street and 756-758 Southern boulevard, northeast corner, Block 2729, Lot 50, Borough of The Bronx.

518-54-BZ

APPLICANT—John F. Fitzsimons, for Vincent Sepe, owner.

SUBJECT—Application June 22, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (store and garage for two delivery trucks), with a business entrance (curb cut) and a business sign.

PREMISES AFFECTED—118-09 Springfield boulevard and 216-02 118th avenue, southeast corner, Block 12754, Lot 1, St. Albans, Borough of Queens.

520-54-BZ

APPLICANT—Lama, Proskauer and Prober, for George Grammas, owner.

SUBJECT—Application June 21, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—78-01 to 78-03 Parsons boulevard and 158-02 to 158-12 78th avenue, southeast corner, Block 6829, Lot 9, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 30, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, November 30, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

CALENDAR

541-53-A

APPLICANT—Leonard F. Rothkrug, for George Donus, owner.

SUBJECT—Application June 18, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—133-18 Francis Lewis boulevard, west side, 160 ft. south of 133rd avenue, Block 12969, Lot 8, Laurelton, Borough of Queens.

659-53-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings.

OWNERS OF PREMISES—George B. and Cecil A. Donus.

SUBJECT—Application August 18, 1953—Revocation of Certificate of Occupancy #84750-52 issued re Alt. 2702-52.

PREMISES AFFECTED—133-18 Francis Lewis boulevard, west side, 160 ft. south of 133rd avenue, Block 12969, Lot 8, Laurelton, Borough of Queens.

343-50-A—Vol. II

APPLICANT—Mergenthaler Linotype Company, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—1-57 Hall street; 2-60 Ryerson street; 15-49 Ryerson street; 299-313 Park avenue and 248-254 Flushing avenue, Blocks 1867 and 1877, Lot 1, Borough of Brooklyn.

243-54-A

APPLICANT—Siegel and Green, for N.L.R. Realty Corp., owner.

SUBJECT—Application March 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—71-73 East Broadway and 9 Market street, southwest corner, Block 280, Lot 27, Borough of Manhattan.

330-54-A

APPLICANT—Arthur J. McDermott, for Arthur J. McDermott, Jacob A. and Georgia Post Visel, owners.

SUBJECT—Application April 27, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—90-01 Parsons boulevard, southeast corner of 90th avenue, Block 9756, Lot 28, Jamaica, Borough of Queens.

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.

SUBJECT—Application March 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

824-53-A

APPLICANT—Bernhardt T. Berman, for Sol. R. Mantell, owner.

SUBJECT—Application November 19, 1953 filed pursuant to Section 35 General City Law re premises in bed of a mapped street—Beach 68th street and an Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—68-02 Bayfield avenue, north side, 275 ft. west of Beach 67th street, Block 447, Lot 83, Arverne, Borough of Queens.

338-54-A

APPLICANT—George Raymond Euell, for Marguerite Guthrie, owner (Shaffey Bashure, lessee).

SUBJECT—Application April 28, 1954—Appeal from a decision of the borough superintendent re Revocation of permit—Alt. 5114-53.

PREMISES AFFECTED—2777 Knapp street, east side, 263.66 ft. north of Shore parkway and 2776 Plumb street, Block 7546, Lot 20, Borough of Brooklyn.

138-54-A

APPLICANT—Aaron Gelman, for Lester T. Doyle (trustee).

SUBJECT—Application February 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1100-1104 East 177th street, southeast corner of Devoe avenue, Block 3904, Lot 1, Borough of The Bronx.

531-54-A

APPLICANT—Abraham Grossman, for Adelan Realty Corp., owner (Lillian Gottesman and Gertrude E. Alpern, lessees).

SUBJECT—Application June 25, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—103-105 Norfolk street, west side, 100 ft. north of Delancey street, Block 353, Lots 35 and 36, Borough of Manhattan.

100-45-A—Vol. II

APPLICANT—David R. Dibner, for Medor Realty Corp., owner.

SUBJECT—Application reopened May 11, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—744 East 138th street, southeast corner of Bruckner boulevard, cellar and 2nd floor; Block 2566, Lot 52, Borough of The Bronx.

30-54-A

APPLICANT—Michael A. Caricato, lessee, for Nicholas M. Caricato, owner.

SUBJECT—Application January 15, 1954—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—436-438 Water street, west side, 25 ft. 6 in. north of Market Slip, Block 249, Lot 46, Borough of Manhattan.

256-54-A

APPLICANT—Raymond Irrera, for Quality Varnish Corp., owner.

SUBJECT—Application April 12, 1954—filed pursuant to section 36, General City Law re premises not facing on legal street and an Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—47-02 5th street, west side, 100 ft. south of 47th avenue, Block 20, Lot 7, Long Island City, Borough of Queens.

678-53-A

APPLICANT—Seymour W. Gage, for Rose and Anthony Musco, owners.

SUBJECT—Application September 22, 1953—Appeal from a decision of the borough superintendent, filed pursuant to sec. 310 of the M.D.L. for variation of sec. 171 of M.D.L. re bulk of building.

PREMISES AFFECTED—235 East 116th street, north side, 193.4 ft. west of 2nd avenue, Block 1666, Lot 16, Borough of Manhattan.

402-54-A

APPLICANT—Roux Distributing Co., Inc., lessee, for 110 East 153rd Street Corp., owner.

SUBJECT—Application May 20, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—110 East 153rd street, south side, 286.63 ft. west of Gerard avenue, Block 2354, Lot 74, Borough of The Bronx.

406-54-A

APPLICANT—I.F.E. Studios, Inc., lessee, for Theatre Circuit Realty Corp., owner.

SUBJECT—Application May 19, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—233-235 West 49th street, north side, 221 ft. east of 8th avenue, 5th floor; Block 1021, Lot 10, Borough of Manhattan.

CALENDAR

407-54-A

APPLICANT—Sidney Daub, for 108-110 West 11th Street Realty Corp., owner.

SUBJECT—Application May 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—102-110 West 11th street, southwest corner of Avenue of the Americas, Block 606, Lot 30, Borough of Manhattan.

419-54-A

APPLICANT—Gabriel Nathan, for Peter Tessler, Philip Gussow and Gershon Mundell, doing business as SOS Auto Supply Co., owners.

SUBJECT—Application May 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1807-1817 Mott avenue and 1806-1818 Cornaga avenue, northwest corner, Block 48, Lot 34, Far Rockaway, Borough of Queens.

420-54-A

APPLICANT—Sidney Daub, for Relkrantz Realty Corp., owner.

SUBJECT—Application May 20, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—97 Greene street, west side, 164 ft. 10 in. north of Spring street, Block 500, Lot 30, Borough of Manhattan.

422-54-A

APPLICANT—Sidney Daub, for Charles Eneu Johnson Co., Inc., owner.

SUBJECT—Application May 21, 1954—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—46-48 New Chambers street, south side, 33 ft. east of Pearl street and 410-412 Pearl street, Block 115, Lot 6, Borough of Manhattan.

451-54-A

APPLICANT—John F. Fitzsimons, for May Pfanz, owner.

SUBJECT—Application June 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—108-11 37th drive, north side, 100 ft. east of 108th street, 1st floor; Block 1777, Lot 49, Corona, Borough of Queens.

474-54-A

APPLICANT—Joseph Levy, Jr., for Centre-Baxter Realty Corp., owner.

SUBJECT—Application June 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—206 Centre street, east side, 100 ft. 7¼ in. north of Hester street, Block 235, Lot 4, Borough of Manhattan.

745-54-A

APPLICANT—Halperin, Natanson, Shivitz and Scholer, for Broadway and 48th Inc., owner (Rector's Tavern, Inc., lessee).

SUBJECT—Application September 21, 1954—Application for variation of sec. 338 of the Labor Law (decision of the Department of Health).

PREMISES AFFECTED—1506-1512 Broadway and 160 West 44th street, southeast corner, Block 996, Lot 61, Borough of Manhattan.

484-54-A

APPLICANT—L. B. Santagnelo, for Ernest Hoehn, trustee.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-37 East Broadway, south side, 218 ft. 7 in. east of Catherine street, Block 280, Lot 42, Borough of Manhattan.

490-54-A

APPLICANT—Sidney Daub, for China Noodle Co., Inc., owner.

SUBJECT—Application June 9, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—176 Park Row, north side, 78 ft. 7 in. east of Baxter street, Block 161, Lot 12, Borough of Manhattan.

61-54-A

APPLICANT—John T. Kelleher, Borough Superintendent for Department of Housing and Buildings.

OWNER OF PREMISES—Sonjul Realty Co., Inc.

SUBJECT—Application January 29, 1954—Revocation of Certificate of Occupancy Q76789-51 issued re Alt. 1727-51.

PREMISES AFFECTED—96-21 69th avenue, west side, 19 ft. south of Croton avenue, 1st floor; Block 3200, Lot 33, Forest Hills, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 3, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, December 3, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

64-27-SR—Vol. II

Proposed Revision of the Factory Exit Rules.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 7, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 7, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

641-30-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Alhen Holding Corp., owner.

SUBJECT—Application reopened February 17, 1953 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the extension in use and area of existing gasoline service station, to be used as a lubritorium, non automatic car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—207-06 Hillside avenue and 88-01 to 88-09 207th street, southeast corner, Block 10582, Lot 1, Hollis, Borough of Queens.

Laid over from September 14, to October 19, 1954, in view of the proposed taking by the Park Department of the premises for construction as a park and playground in connection with the school on the block; then to December 7, 1954, pending the probable taking of the property by the city for school purpose.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district portion of a lot located in a residence and unrestricted use, A area district the erection and maintenance of an additional building, using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision without further argument; hearing closed; then to September 14, 1954, for further consideration by the

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Board and decision; hearing previously closed; then to October 5, 1954, at request of the Board, for further consideration and inspection; then to October 26, 1954, for inspection; objectors may file additional objections and applicant to file revised plans; then to November 16, 1954, at request of the applicant, for applicant to file new proposal and for further objections to be filed; then to December 7, 1954, to consider additional use and permit two publications in the Bulletin; applicant to send notice to affected owners by regular mail.

663-54-BZ

APPLICANT—Samuel Rosenblum, for Marchant Estates, Inc., owner.

SUBJECT—Application September 9, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station, to include lubritorium, washing of cars, storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—24-34 Lafayette street and 530-532 Pearl street, northwest corner and 41 Elk street, Block 168, Lot 12, Borough of Manhattan.

Laid over from November 16, 1954, to December 7, 1954, for additional information from the Park Department and for further consideration by the Board; hearing closed.

247-54-BZ

APPLICANT—Lama, Proskauer and Prober, and Irwin Pakula, for Morio and Susie Marani, owners.

SUBJECT—Application March 24, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in the local retail use district portion of a plot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles in residence use portion all, for a term of fifteen years.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner, Block 6823, Lot 1, Jamaica, Borough of Queens.

Laid over from October 19, 1954, to November 23, 1954, for inspection and decision; hearing closed; then to December 7, 1954, for further inspection by the Board; hearing previously closed.

248-54-A

APPLICANT—Lama, Proskauer and Prober and Irwin Pakula, for Mario and Susie Marani, owners.

SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent—filed pursuant to section 35, General City Law, re premises located in the beds of mapped streets—proposed widening of Parsons boulevard and 75th avenue.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner, Block 6823, Lot 1, Jamaica, Borough of Queens.

423-54-BZ

APPLICANT—Paul Friedman, for Peter and Rachel Federico, owners.

SUBJECT—Application June 2, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

Laid over from October 19, 1954, to November 23, 1954, for inspection and decision; hearing closed; then to December 7, 1954, for decision with full vote of the Board.

351-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Trisolini, owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1275-1283 Gun Hill road, north side, from Bouck to Wilson avenues, 3201-3211 Wilson avenue and 3250-3256 Bouck avenue, Block 4734, Lot 92, Borough of The Bronx.

Laid over from October 5, 1954, to October 26, 1954, at request of objectors; no further request for adjournments; then to November 23, 1954, for inspection and decision without further argument; hearing closed; then to December 7, 1954, for inspection and decision; hearing previously closed.

398-54-BZ

APPLICANT—Patrick D. Concagh, for Jafra Holding Corp., owner.

SUBJECT—Application reopened November 16, 1954 and restored to docket—re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in the retail use district portion of a lot located in a residence and retail use, D area district, the erection of a business building (stores and offices), using more than the area permitted; previously withdrawn.

PREMISES AFFECTED—2702 East Tremont avenue, west side, 46.84 ft. south of St. Raymond avenue and 1542 Benson street, Block 3988, Lot 18, Borough of The Bronx.

249-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner (Lawrence Blau, lessee).

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

559-37-BZ—Vol. III

APPLICANT—New York Telephone Company, for Robert S. Olnick, John L. Hennessy and Milton P. Lansky, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, B area district the erection and maintenance of a commercial building (central accounting office for N. Y. Telephone Co.), without the required rear yard adjacent to residence use district, and using more than the area permitted in residence use portion of plot.

PREMISES AFFECTED—5020-5036 Broadway, east side, from West 213th street to West 214th street; 501-529 West 213th street, 500-518 West 214th street and 3996-4010 10th avenue, Block 2231, Lot 1, Borough of Manhattan.

872-39-BZ—Vol. VII

APPLICANT—Herman Kron, for Berk Bros. Realty Corp., owner.

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SUBJECT—Application reopened September 28, 1954 as Vol. VII—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the addition of an automobile laundry (automatic type) to existing gasoline service station in portion of site where stores were permitted by Board but never built.

PREMISES AFFECTED—7001-7019 Bay parkway, southwest corner of West 10th street and 1-21 Avenue O, Block 6574, Lot 6, Borough of Brooklyn.

928-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 4355 Realty Corporation, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of an automobile sales and showroom and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4353-4361 Broadway and 701-707 West 186th street, northwest corner, Block 2180, Lot 140, Borough of Manhattan.

227-54-BZ

APPLICANT—Raymond Irrera, for John Micari, owner.
SUBJECT—Application April 2, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the maintenance of existing garages for five cars for other than tenants of dwelling on front of plot, if tenants do not use them.

PREMISES AFFECTED—31-30 38th street, west side, 277.83 ft. south of 31st avenue, Block 657, Lots 53 and 54, Long Island City, Borough of Queens.

273-54-BZ

APPLICANT—Theodore L. Soontup, for Louis Bronson, owner.

SUBJECT—Application April 14, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence, business and manufacturing use district the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—90-25 144th place (Vanderbilt avenue), east side, 134.60 ft. south of Jamaica avenue, Block 9985, Lot 37, Jamaica, Borough of Queens.

276-54-BZ

APPLICANT—Burke, Green and Groh, for Ethel C. Mold, owner (Anthony Cuneo, lessee).

SUBJECT—Application March 30, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the reconstruction and extension in area of existing gasoline service station to include auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.
PREMISES AFFECTED—149-34 15th avenue, south side, 260 ft. east of 149th street, Block 4662, Lot 47, Whitestone, Borough of Queens.

428-54-BZ

APPLICANT—Esso Standard Oil Co., for Estelle Rosenberg, owner.

SUBJECT—Application May 28, 1954—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—220-02 Linden boulevard, southeast corner of 220th street, Block 12737, Lot 56, Cambria Heights, Borough of Queens.

521-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lehigh Holding Corp., owner.

SUBJECT—Application June 21, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection of an extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—1273-1291 McDonald avenue, east side, 175 ft. north of Bay parkway, Block 6524, Lot 52, Borough of Brooklyn.

566-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Otto Muller and Herbert J. C. Wells, owners.

SUBJECT—Application July 6, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, utility room and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—1741-1751 Bronxdale avenue and 900-910 Morris Park avenue, southeast corner, Block 4094, Lots 1, 3, 41 and 42, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 7, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 7, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

448-54-SM

APPLICANT—Central D. Manufacturing Company, owner.
SUBJECT—Application June 3, 1954—R. and RS Gas Connectors (for gas stoves or gas ranges), approval of.

1014-41-SA—Vol. II

APPLICANT—Fire Devices, Inc. (New York), owner.
SUBJECT—Application reopened as Vol. II, March 9, 1954 for test and report as to additional models—Spot Fire Lowecator, Models 501, 502, 503 and 504.

178-54-SM

APPLICANT—Republic Brass Company, owner.
SUBJECT—Application February 15, 1954—Republic Brass Company, Ledge Type Sink Fitting with Swing Spout, Automatic Thumb Control Spray Head, approval of.

577-54-SM

APPLICANT—Weiss Metal Ceiling Company, for Dant and Russell Sales Company, owner.
SUBJECT—Application June 24, 1954—Dantore Metal Pan Suspended Acoustical Ceiling, approval of.

106-33-SA

APPLICANT—Sun-Ray Burner Manufacturing Corporation, owner.
SUBJECT—Application reopened July 20, 1954—re additional trade name—Sun-Ray Fuel Oil Burner, previously approved.

359-50-SA

APPLICANT—Altorfer Bros. Company, owner-manufacturer.
SUBJECT—Application reopened September 14, 1954—re additional models of washers—re ABC-O-Matic Home Laundry Automatic Washer, Model 50, previously approved.

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566-53-A

APPLICANT—Henry George Greene, for Clintonic Beverage Co., owner.
SUBJECT—Application July 21, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—45-51 Suffolk street, west side, 100 ft. north of Grand street, Block 351, Lot 51, Borough of Manhattan.

569-54-A

APPLICANT—Cole and Liebmann, for Augusta Realty Co., Inc., owner.
SUBJECT—Application July 8, 1954—filed pursuant to sec. 310 of the variation of sec. 172, subdivision 1 of the M.D.L. re minimum dimensions of yard.
PREMISES AFFECTED—2009 Lexington avenue, east side, 14 ft. 6 in. north of East 122nd street, Block 1771, Lot 21½, Borough of Manhattan.

570-54-A

APPLICANT—Cole and Liebmann, for 2015 Lexington Avenue Realty Corp., owner.
SUBJECT—Application July 8, 1954—filed pursuant to sec. 310 of the M.D.L. for variation of Sec. 172, subdivision 1 of the M.D.L. re required yard area.
PREMISES AFFECTED—2015 Lexington avenue, east side, 58 ft. north of East 122nd street, Block 1771, Lot 20½, Borough of Manhattan.

571-54-A

APPLICANT—Cole and Liebmann, for Augusta Redman, owner.
SUBJECT—Application July 8, 1954—filed pursuant to section 310 of the M.D.L. for variation of section 172, subdivision 1 of the M.D.L. re required yard area.
PREMISES AFFECTED—2017 Lexington avenue, east side, 72 ft. 6 in. north of East 122nd street, Block 1771, Lot 20¾, Borough of Manhattan.

453-54-A

APPLICANT—A. L. Seiden, for American Friends of Hebrew University, Inc., owner.
SUBJECT—Application June 7, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—9 East 89th street, north side, 204 ft. 11 in. east of 5th avenue, 5th floor, Block 1501, Lot 9, Borough of Manhattan.

516-54-A

APPLICANT—Charles N. Whinston, for Murlo Realty Corp., owner.
SUBJECT—Application June 21, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—605-609 West 112th street, north side, 100 ft. west of Broadway, Block 1895, Lots 8-12, Borough of Manhattan.

175-54-A

APPLICANT—Patrick D. Concagh, for 18 East 41st Street Corp., owner.
SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—18-20 East 41st street, south side, 248 ft. 4½ in. east of 5th avenue, Block 1275, Lot 61, Borough of Manhattan.

252-54-A

APPLICANT—Stanley Rapaport, for Henrietta M. Rosen and Morton H. Rowen, owners.
SUBJECT—Application April 9, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—142-144 Henry street and 20 Rutgers street, southwest corner, Block 273, Lot 27, Borough of Manhattan.

504-54-A

APPLICANT—Renander and Miller, for Charles F. Dawson and Doris F. Dawson, owners.
SUBJECT—Application June 17, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—85-06 94th street, north side, 40 ft. west of 85th drive, Block 8886, Lot 61, Woodhaven, Borough of Queens.

495-54-A

APPLICANT—Julius Eckman, for Lewine Holding Corp., owner (F. A. O. Schwarz, lessee).
SUBJECT—Application June 11, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—600-612 West 58th street and 847-855 11th avenue, southwest corner, Block 1105, Lot 36, Borough of Manhattan.

482-54-A

APPLICANT—Jack Fein, for 195-197 William Street Corp., owner.
SUBJECT—Application June 15, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—195 William street, west side, 103 ft. 9½ in. south of Frankfort street, cellar; Block 102, Lot 12, Borough of Manhattan.

483-54-A

APPLICANT—Jack Fein, for 195-197 William Street Corp., owner.
SUBJECT—Application June 15, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—197 William street, west side, 75 ft. ½ in. south of Frankfort street, cellar, Block 102, Lot 11, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 14, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 14, 1954*, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

1674-21-BZ—Vol. II

APPLICANT—Herman Kron, for Plancher Corp., owner.
SUBJECT—Application reopened May 4, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit the removal of partition dividing the residence use district from the business use district on the second floor, to be used as an extension to existing public assembly (catering) use.
PREMISES AFFECTED—151 East Burnside avenue and 2052-2062 Creston avenue, northeast corner, Block 3160, Lot 1, Borough of The Bronx.

Laid over from November 16, 1954, to December 14, 1954, for inspection by committee of the Board and for applicant to get a full examination from the Building Department and file an administrative appeal with the Board if necessary; hearing closed.

647-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Maria Suarez, owner (Angels Auto Sales, lessee).
SUBJECT—Application reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a business use district for a term of fifteen years the maintenance of existing class 5 structure (quonset hut) for car washing, simonizing and motor vehicle repair shop in conjunction with existing office and storage, sales and display of cars.
PREMISES AFFECTED—535-549 Remsen avenue, east side, 100 ft. north of Church avenue, Block 4687, Lot 12, Borough of Brooklyn.

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Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed.

908-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Merrick Westbury Corp., owner.

SUBJECT—Application December 30, 1952—(decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles on unbuilt upon portion of lot: for a term of fifteen years.

PREMISES AFFECTED—203-20 Rocky Hill road and 47-52 to 47-58 204th street, southwest corner and 203-17 to 203-27 48th avenue, Block 7355, Lot 61, Bayside, Borough of Queens.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed.

116-54-BZ

APPLICANT—Ingram S. Carner, for Eswin Construction Corp., owner.

SUBJECT—Application February 17, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—231-13 to 231-21 Linden boulevard and 116-64 to 116-72 232nd street, northwest corner, Block 11332, Lot 1, Springfield, Borough of Queens.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed.

222-54-BZ

APPLICANT—Max Horn, for 95-26 Sutphin Boulevard Corp., owner.

SUBJECT—Application March 31, 1954—(decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles of patrons and employees of adjoining building, loading and unloading, with a business entrance (curb cut).

PREMISES AFFECTED—95-25 Waltham street, east side, 150 ft. north of 97th avenue, Block 10026, Lots 35, 37 and 38, Jamaica, Borough of Queens.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed.

456-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel and Stanley W. Berman, owners.

SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—7602-7624 Flatlands avenue, south side, from East 76th to East 77th streets, 901-911 East 76th street and 902-910 East 77th street, Block 8013, Lots 1, 4, 5, 6 and 8, Borough of Brooklyn.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed.

632-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Irving Rubber and Metal Co., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II —re (decision of the borough superintendent) under sec-

tions 7c and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a structure using more than the area permitted, and to be used for office, loading space, junk shop for sorting, packing and baling of scrap metal and rubber (no paper or rags), with an entrance to off street loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—9517-9529 Ditmas avenue and 736-746 East 96th street, northwest corner, Block 8113, Lot 1, Borough of Brooklyn.

Laid over from October 13, 1954, to October 26, 1954, at request of the applicant; then to November 23, 1954, at the request of the applicant; owner may decide to acquire other property and withdraw the application; then to December 14, 1954, for inspection and decision; hearing previously closed.

81-35-BZ—Vol. III

APPLICANT—Larry Meltzer, for William Gold, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. III —re (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district, the change in occupancy from auto showroom and store, shop for new auto accessories, locks, windshield wipers, glazing, speedometers, upholstery and auto heater service station, and the parking and storage of more than five motor vehicles and sale and display of new and used cars—to auto showroom, auto parts, motor vehicle repair shop, and to permit the extension into residence use district of sale and display of new and used cars, and the parking and storage of motor vehicles.

PREMISES AFFECTED—2027-2035 Flatbush avenue and 1-11 Baughman place, northeast corner, Block 7867, Lot 1, Borough of Brooklyn.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed.

1011-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Lippman, Samuel Dorman and Florence Saunders, owners.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a restricted retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1702-1718 Bruckner boulevard and 975-979 Noble avenue, southwest corner and 960-970 Soundview avenue, Block 3661, Lot 58, Borough of the Bronx.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed.

362-46-BZ—Vol. II

APPLICANT—Arthur Levine, for Irving Goldberg, owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II —re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the use of more than the permitted percentage of floor space for manufacturing purposes.

PREMISES AFFECTED—725 Union street, north side, 69 ft. west of 5th avenue, Block 952, Lot 43, Borough of Brooklyn.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed.

239-54-A

APPLICANT—Arthur Levine, for Irving Goldberg, owner.

SUBJECT—Application March 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—725 Union street, north side, 69 ft. west of 5th avenue, Block 952, Lot 43, Borough of Brooklyn.

CALENDAR

448-46-BZ—Vol. III

APPLICANT—Jacob Lubroth and Son, for Edward and Arthur Senft, owner.

SUBJECT—Application reopened June 22, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of ten years in a residence use district the change in occupancy from garage for more than five motor vehicles to factory for light manufacturing in basement and first floor.

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed.

909-52-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application December 31, 1952—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—198-30 Jamaica avenue and 94-04 199th street, southwest corner, Block 10829, Lot 56, Hollis, Borough of Queens.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision without further argument; hearing closed.

81-54-BZ

APPLICANT—Herman Kron, for Robert E. Watson, owner.

SUBJECT—Application February 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of a lot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office and an automobile show-room; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—32-10 to 32-18 Francis Lewis boulevard, southwest corner of 32nd avenue, Block 4940, Lot 1, Flushing, Borough of Queens.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed.

426-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Anna Klein, owner.

SUBJECT—Application May 27, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—78-01 to 78-19 Linden boulevard, north side, from 79th to Sapphire street; 135-33 to 135-39 Sapphire street and 135-32 to 135-40 79th street, Block 11376, Lot 23, Ozone Park, Borough of Queens.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed.

445-54-BZ

APPLICANT—Lama, Proskauer and Prober, for James Perretta, owner.

SUBJECT—Application June 2, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor

vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—1726-1748 McDonald avenue, west side, 180 ft. south of Avenue O, Block 6607, Lots 16, 20, 22 and 24, Borough of Brooklyn.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed.

418-29-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Company, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the extension and reconstruction of existing gasoline service station to include car wash, lubritorium, motor vehicle repairs, store and brake service and office, and to permit the parking and storage of motor vehicles, with curb cuts and signs nearer the residence use than is permitted.

PREMISES AFFECTED—115-58 to 115-74 (115-62 official) Sutphin boulevard and 149-01 116th avenue, northwest corner and 115-43 to 115-49 149th street, Block 11994, Lots 21 and 24, Jamaica, Borough of Queens.

79-30-BZ—Vol. II

APPLICANT—Jacob Lubroth and Son, for Guywal Realty Corp., owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit the business use district portion of a plot for a term of ten years the erection and maintenance of a gasoline selling station, lubritorium, motor vehicle repairs and office; and to permit on vacant portion the parking of motor vehicles.

PREMISES AFFECTED—2270-2280 East 14th street and 1313-1323 Gravesend Neck road, northwest corner, Block 7374, Lot 29, Borough of Brooklyn.

528-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis D. Cohen and Augusta Geller, owners (Socony-Vacuum Oil Company, lessee).

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, storage and office, and the parking and storage of motor vehicles and to install an open truck pit and to add four 550 gallon gasoline tanks and an additional dispensing pump, and to remove the existing dividing wall between the gasoline service station and the parking lot.

PREMISES AFFECTED—164-178 4th avenue and 340-344 Douglass street, southwest corner, Block 420, Lots 37 and 40, Borough of Brooklyn.

624-39-BZ—Vol. V

APPLICANT—Albert E. Deer, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. V—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district for a term of fifteen years, the extension to accessory building, and the addition of motor vehicle repairs and the parking of motor vehicles waiting to be serviced, on existing gasoline service station.

PREMISES AFFECTED—178-02 to 178-08 Union turnpike, southwest corner of Surrey lane, Block 7227, Lot 29, Jamaica, Borough of Queens.

1228-40-BZ—Vol. II

APPLICANT—Larry Meltzer, for Avenue P and East 19th Street, Inc., owner.

CALENDAR

SUBJECT—Application reopened May 25, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, E area district the extension of existing structure using more than the area permitted and without the required setback from street lines on Avenue P and East 19th street.

PREMISES AFFECTED—1816-1824 Avenue P and 1610-1620 East 19th street, southwest corner, Block 6781, Lot 7, Borough of Brooklyn.

124-49-BZ—Vol. II

APPLICANT—Carl H. Salminen, for MacGrotty Chevrolet, Inc., owner.

SUBJECT—Application reopened February 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use district the erection and maintenance of an extension to existing structure maintaining present uses of showroom, service, office, storage and parts department, and to add the use of storage of parts, body shop, welding with acetylene and oxygen, machine room, painting, spraying and under coating, with storage of paints and to permit the storage of new and used cars waiting to be serviced and the parking of cars on the roof.

PREMISES AFFECTED—137-80 Northern boulevard, southwest corner of Union street, Block 4977, Lot 52, Flushing, Borough of Queens.

682-53-BZ

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and local retail use district the change in use of cellar and first floor from spraying establishment, to spraying establishment and assembly of costume jewelry.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.

683-53-A

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.

159-54-BZ

APPLICANT—J. Paul Frampton, for Harry Bram, owner (Ciro Sanicola, lessee).

SUBJECT—Application March 4, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of existing gasoline service station to include lubritorium, store and office.

PREMISES AFFECTED—779-787 Crescent street, southeast corner of Linden boulevard, Block 4486, Lot 1—formerly Lots 1 and 4, Borough of Brooklyn.

377-54-BZ

APPLICANT—Charles M. Spindler, for Muller Bros. Holding Corp., owner.

SUBJECT—Application May 11, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage garage for more than five motor vehicles to warehouse, packaging and crating (incidental to movers' business) and office, for a term of ten years.

PREMISES AFFECTED—70-01 67th place and 67-26 to 67-34 70th avenue, southeast corner, Block 3653, Lot 1, Glendale, Borough of Queens.

525-54-BZ

APPLICANT—Lama, Proskauer and Prober, for David M. and Joseph Fisch, owners.

SUBJECT—Application June 23, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, for a term of ten years, the change in occupancy from garage to florist supply, manufacturing of florist ornaments and decoration, sales and storage, loading and unloading, and the storage of two trucks.

PREMISES AFFECTED—1236-1240 President street, south side, 275.2 ft. west of New York avenue, Block 1283, Lot 26, Borough of Brooklyn.

768-54-BZ

APPLICANT—Ralph E. Leff, for Bridge-Duffield Corp., owner (The Brooklyn Eagle, lessee).

SUBJECT—Application October 1, 1954—re (decision of the borough superintendent) under section 19A(h) of the zoning resolution, to permit in a manufacturing use district the use of one loading berth (for two trucks) without the required depth.

PREMISES AFFECTED—116-124 Duffield street and 122-144 Johnson street, southwest corner and 295-301 Bridge street, Block 2047, Lots 13-17 inclusive, 19 and 26, Borough of Brooklyn.

769-54-A

APPLICANT—Ralph E. Leff, for Bridge-Duffield Corp., owner (The Brooklyn Eagle, lessee).

SUBJECT—Application October 1, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—122-144 Johnson street and 116-124 Duffield street, southwest corner and 295-301 Bridge street, Block 2047, Lots 13-17 inclusive, 19 and 26, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 14, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 14, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

265-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Granette Corlon (Vinyl) Floor Covering, approval of.

266-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Decoresq Corlon (Vinyl) Floor Covering, approval of.

264-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Excelon Tile (Vinyl), approval of.

267-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Armstrong Custom Corlon Tile (Vinyl), approval of.

617-54-SA

APPLICANT—Bradley T. Sheridan, for Iron Fireman Manufacturing Co., owner.

SUBJECT—Application July 12, 1954—Iron Fireman Oil Burner, Type RF, approval of.

536-54-SA

APPLICANT—Dredger Realty Corporation, owner.

SUBJECT—Application June 18, 1954—Dredger Oil Buffer for Elevators, approval of.

CALENDAR

855-53-SA

APPLICANT—Rubenstein Dental Equipment Company for Central Dental Manufacturing Company, owner.

SUBJECT—Application November 24, 1953—Central Dental Manufacturing Company, Dental Cuspidor, No. 70 (pedestal type), approval of.

312-54-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application April 19, 1954—Gold Bond Grip-board (acoustical tile), approval of.

383-54-SM

APPLICANT—Rock-Crete Corporation, owner.

SUBJECT—Application May 11, 1954—Rock-Crete Standard and Jumbo Size Cinder Concrete Brick, approval of.

208-54-SM

APPLICANT—Dresser Mfg. Division of Dresser Industries, Inc., owner.

SUBJECT—Application November 19, 1953—Dresser Couplings and Fittings, Style 38, 65 and 90, approval of.

231-53-SA

APPLICANT—Avco Manufacturing Corporation, Bendix Home Appliances Division, owner (Bruno-New York, Inc., agent).

SUBJECT—Application April 6, 1953—Bendix Auto Washer, Gyramatic Model G-314, approval of.

1105-48-SA

APPLICANT—Automatic Burner Corporation, owner.

SUBJECT—Application reopened September 28, 1954, as to report as to additional trade names—re ABC Oil Burner, Model 52A previously approved.

360-50-SA

APPLICANT—Automatic Burner Corporation, owner-manufacturer.

SUBJECT—Application reopened September 28, 1954, as to additional trade names—re Burnham Oil, Model 55; Homer Oil Burner, Model 55; Comfortzone Oil Burner, Model 55; Norge Heat Oil Burner, Model FOB-55; Radiation Oil Burner, Model 55; Richmond Oil Burner, Models P10A, P11A and P12A; Rybolt Oil Burner, Model 55; Certified Oil Burner, Model 55; Solar Flame Oil Burner, Model 55; Weil McLain Oil Burner, Model 55; Cities Service Oil Burner, Model CS-55; Kleen-Heat Oil Burner, Model 80 and Fitzgibbons Oil Burner, previously approved.

497-54-SA

APPLICANT—John J. Nesbitt, Inc., owner.

SUBJECT—Application June 9, 1954—Nesbitt Gas-fired Unit Heater, Models G-25-F, G-50-F, G-75-F, G-100-F, G-130-F, G-170-F and G-200-F, approval of.

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rudolph and Bertha Pollak.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N.B. 567-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julis DeMasi and Florence Lociceio.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Dominick W. Ciminiello.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.

PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Anthony M. and Sarah Capuano.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Cono and Nancy Giardina.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglia, Jr.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rhersen and Beatrice Kaufman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 573-52 (constructed not in accordance with approved plans).

PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Henry and Dorothy Kurtz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11507-52 issued re N.B. 574-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

CALENDAR

OWNERS OF PREMISES—Manuel and Theresa Molines.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24. Borough of The Bronx.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Arthur and Julia Sussman.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26. Borough of The Bronx.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benjamin and Helen Katz.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Max Kanak.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127. Borough of The Bronx.

39-54-A

APPLICANT—Leonard F. Rothkrug, for Riccardo Verdini, owner.

SUBJECT—Application January 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—81-10 102nd avenue, south side, 82.90 ft. east of 81st street, Block 9052, Lot 13, St. Albans, Borough of Queens.

174-54-A

APPLICANT—Lama, Proskauer and Prober, for 351 Jay Realty Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—351 Jay street, east side, 150 ft. south of Myrtle avenue, Block 147, Lot 9, Borough of Brooklyn.

706-54-A

APPLICANT—Gabriel Nathan, for Samuel Gast, owner (Beach 98th and Boardwalk Corp., lessee).

SUBJECT—Application August 30, 1954—Application filed pursuant to Section 35, of the General City Law re extension of building in bed of mapped street—proposed widening of Rockaway Beach boulevard.

PREMISES AFFECTED—98-01 to 98-09 Rockaway Beach boulevard and 185-197 Beach 98th street, southwest corner, Block 637, Lot 39, Rockaway Beach, Borough of Queens.

552-52-A

APPLICANT—Lama, Proskauer and Prober, for Mary Vicario, owner (Ram Machine Co., lessee).

SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

771-53-A—Vol. II

APPLICANT—Robert Gottlieb, for Jane G. Schultz, owner (The Greneker Corp., lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—120 Bruckner boulevard, southwest corner of Brook avenue, 5th floor, Block 2277, Lot 10, Borough of The Bronx.

665-54-A

APPLICANT—Lama, Proskauer and Prober, for Nonpareil Social and Athletic Club, owner.

SUBJECT—Application September 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1149 Eastern parkway, north side, 190 ft. 9 in. west of Utica avenue, Block 1391, Lot 66, Borough of Brooklyn.

142-54-A

APPLICANT—Irving Berg, for King Solomon Affiliation, 2nd District Jurisdiction, owner.

SUBJECT—Application February 24, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1252-1254 Bedford avenue, west side, 118 ft. 4 in. north of Fulton street, Block 2000, Lot 31, Borough of Brooklyn.

721-54-A

APPLICANT—Sutter Construction Inc., owner.

SUBJECT—Application August 5, 1954—re Appeal from a decision of the borough superintendent, re revocation of approval of N.B. 585-51.

PREMISES AFFECTED—354-364 Fountain avenue, northwest corner of Blake avenue, Block 4263, Lot 54, Borough of Brooklyn.

846-53-A

APPLICANT—H. G. Jacobs Manufacturing, Inc., lessee, for Carl Tradelius, owner.

SUBJECT—Application November 24, 1953—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—124 East 124th street, south side, 90 ft. west of Lexington avenue, 4th floor; Block 1772, Lot 60, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 21, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 21, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

98-30-BZ—Vol. II

APPLICANT—Albert E. Deer, for Esso Standard Oil Company, Inc., owner.

SUBJECT—Application reopened July 7, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the extension and reconstruction of existing gasoline service station, and to include car washing, motor vehicle repairs, lubricatorium, store and brake service and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—1180-1188 Myrtle avenue and 664-668 Bushwick avenue, southwest corner, Block 3194, Lot 24, Borough of Brooklyn.

1067-47-BZ—Vol. II

APPLICANT—Irving Margon, for New York Lerner Co., Inc. and Pierce Keefe, owners.

CALENDAR

SUBJECT—Application reopened November 10, 1953—re (decision of the borough superintendent) under sections 7c, 19A(j) and 21 of the zoning resolution, to permit in a residence and business use, C area district the demolition of frame buildings and the upper floors of loft building fronting on 53rd street; and the alteration and extension of existing buildings fronting on 5th avenue using more than the area permitted, and without the required rear yard; and without the required loading berth.

PREMISES AFFECTED—5308-5310 5th avenue, north side, 25 ft. west of 53rd street and 466-472 53rd street, west side, 100 ft. north of 5th avenue, Block 815, Lots 35 and 40, Borough of Brooklyn.

553-54-BZ

APPLICANT—Sidney Snyderman, for Ismo Estates, Inc., owner.

SUBJECT—Application June 29, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles with an entrance to or an exit from proposed parking, located in residence use portion of plot.

PREMISES AFFECTED—30-09 38th street, east side, 76 ft. south of 30th avenue, Block 660, Lot 39, Astoria, Borough of Queens.

614-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Jacob Mathanson, owner.

SUBJECT—Application July 26, 1954—re (decision of the borough superintendent) under sections 7f, 7e, 7i and 7A of the zoning resolution, to permit in a residence and retail use district for a term of twenty-one years, the erection and maintenance of more than one building on a lot, a supermarket and a gasoline service station, lubricatorium, car-washing, motor vehicle repairs, storage and sale of accessories and office; with an entrance, show window and sign nearer the residence use district than is permitted.

PREMISES AFFECTED—1101-1111 63rd street and 6209-6223 11th avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

652-54-BZ

APPLICANT—Arthur E. DePhillips, for Seena Behrman, owner.

SUBJECT—Application August 23, 1954—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit for a term of fifteen years, in a residence and business use district the erection and maintenance of a gasoline service station, lubricatorium, auto-laundry (non-automatic), motor vehicle repair shop and office, and to permit the parking and storage of motor vehicles waiting to be serviced, with curb cut and show window nearer the residence use district than is permitted.

PREMISES AFFECTED—8610 Flatlands avenue, southwest corner of East 87th street, Block 8023, Lot 39, Borough of Brooklyn.

654-54-BZ

APPLICANT—Charles M. Spindler, for Estate of William J. Hurley, owner.

SUBJECT—Application August 24, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, and the change of occupancy of existing two, two car garages to motor vehicle repair shop and extension of garages to adjoining lot to enclose grease pits.

PREMISES AFFECTED—636-640 86th street and 2-12 Battery avenue, southwest corner, Block 6055, Lots 22 and 23, Borough of Brooklyn.

692-54-BZ

APPLICANT—Siegel and Green, for City Bank, Farmers Trust Co., et al. and Francis X. Stephens, owners (owner under contract: Charter Properties, Inc.).

SUBJECT—Application September 10, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district the erection and maintenance of a supermarket, using more than the area permitted.

PREMISES AFFECTED—71-75 Avenue D and 754-756 East 6th street, southwest corner, Block 375, Lots 36, 37 and 38, Borough of Manhattan.

701-54-BZ

APPLICANT—William Lescaze, for City Bank, Farmers Trust Co., owner (711 Third Ave., lessee).

SUBJECT—Application September 15, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business and unrestricted use, B area, and 1½ times height district the erection and maintenance of an office building using more than the permitted height without the required setbacks.

PREMISES AFFECTED—703-719 3rd avenue, east side, from East 44th to East 45th streets, 201-215 East 44th street and 200-208 East 45th street, Block 1318, Lots 1-9 inclusive and 45-51 inclusive, Borough of Manhattan.

774-54-BZ

APPLICANT—Abraham Grossman, for 227 Mulberry Realty Corp., owner.

SUBJECT—Application October 11, 1954—re (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district the change in occupancy from machine storage to storage garage for more than five motor vehicles.

PREMISES AFFECTED—227-229 Mulberry street, west side, 141 ft. 9½ in. north of Spring street, Block 495, Lot 35, Borough of Manhattan.

775-54-BZ

APPLICANT—Abraham Grossman, for 227 Mulberry Realty Corp., owner.

SUBJECT—Application October 11, 1954—re (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district the change in occupancy from machine storage to storage garage for more than five motor vehicles.

PREMISES AFFECTED—231-233 Mulberry street, west side, 191 ft. 8½ in. north of Spring street, Block 495, Lot 33, Borough of Manhattan.

780-54-BZ

APPLICANT—Arthur E. DePhillips, for Fred Stark, owner.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto laundry, motor vehicle repair shop; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—201-06 Hillside avenue, southeast corner of 201st street, Block 10495, Lot 52, Hollis, Borough of Queens.

841-54-BZ

APPLICANT—Lama, Proskauer and Prober, for The Trustees of Sailors' Snug Harbor in the City of New York, owner.

SUBJECT—Application October 27, 1954—re (decision of the borough superintendent) under sections 7c, 7A and 21 of the zoning resolution, to permit in a residence and local retail use district the inclusion of stores and restaurant on first floor of proposed class A multiple dwelling, with show windows and signs nearer the residence use district than is permitted.

PREMISES AFFECTED—9-21 5th avenue, east side, from East 8th to East 9th streets, 1-11 East 8th street and 2-10 East 9th street, Block 566, Lots 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 31-34 inclusive, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

CALENDAR

JANUARY 11, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 11, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

449-44-BZ

APPLICANT—O'Connell and McInerney, for Peter J. Hartmann, owner.

SUBJECT—Application reopened November 23, 1954 for amendment as to use for storage and parking of cars of public instead of for personal business conducted—re (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the reconstruction of three (3) buildings, two of which are two stories in height, occupied as garages for more than five motor vehicles, and one 1-story in height, occupied as a garage for five motor vehicles, into one (1) building, one story in height, to be occupied as a garage for more than five motor vehicles.

PREMISES AFFECTED—238-242 Vanderbilt avenue, west side, 208 ft. 7 in. north of DeKalb avenue, Block 2092, Lots 53, 54 and 55, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 11, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 11, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

488-54-A

APPLICANT—J. M. Nicholson, for the Long Island Railroad Co. (William Wyer, trustee), owner.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—91-53 121st street, northeast corner of Atlantic avenue, Block 9375, Lot 58, Morris Park Shops, Richmond Hill, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 23, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, November 9, 1954 were approved as printed in the Bulletin of November 16, 1954, Vol. 39, No. 46.

81-35-BZ—Vol. III

APPLICANT—Larry Meltzer, for William Gold, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district, the change in occupancy from auto showroom and store, shop for new auto accessories, locks, windshield wipers, glazing, speedometers, upholstery and auto heater service station, and the parking and storage of more than five motor vehicles and sale and display of new and used cars—to auto showroom, auto parts, motor vehicle repair shop, and to permit the extension into residence use district of sale and display of new and used cars, and the parking and storage of motor vehicles.

PREMISES AFFECTED—2027-2035 Flatbush avenue and 1-11 Baughman place, northeast corner, Block 7867, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer. William Gold and A. Durepo.

For Opposition: Thomas J. Keenan, Mildred Healy, William Healy and Veronica Burns.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 10 A. M. for inspection and decision; hearing closed.

627-39-BZ—Vol. III

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application reopened July 20, 1954, as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and rearrangement of existing gasoline service station, lubritorium, storage and sale of accessories and office; and the parking and storage of more than five motor vehicles; and to include the wholesale sale of kerosene, car washing (non automatic), motor vehicle repairs, and the parking of cars waiting to be serviced.

PREMISES AFFECTED—2642-2666 Fulton street, south side, from Pennsylvania avenue to New Jersey avenue, Block 3670, Lot 18, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jos. B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision without further argument; date to be set.

1011-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Lippman, Samuel Dorman and Florence Saunders, owners.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a restricted retail use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1702-1718 Bruckner boulevard and 975-979 Noble avenue, southwest corner and 960-970 Soundview avenue, Block 3661, Lot 58, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Laid over to December 14, 1954, at 10 A. M. for inspection and decision; hearing closed.

362-46-BZ—Vol. II

APPLICANT—Arthur Levine, for Irving Goldberg, owner.
SUBJECT—Application reopened April 6, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the use of more than the permitted percentage of floor space for manufacturing purposes.

PREMISES AFFECTED—725 Union street, north side, 69 ft. west of 5th avenue, Block 952, Lot 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine and Abraham Farber.
For Opposition: Julius L. Hauptman and A. Nicoletti.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 10 A.M. for inspection and decision; hearing closed.

239-54-A

APPLICANT—Arthur Levine, for Irving Goldberg, owner.
SUBJECT—Application March 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—725 Union street, north side, 69 ft. west of 5th avenue, Block 952, Lot 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine and Abraham Farber.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 10 A.M. for inspection and decision in conjunction with Cal. No. 362-46-BZ, Vol. II; hearing closed.

448-46-BZ—Vol. III

APPLICANT—Jacob Lubroth and Son, for Edward and Arthur Senft, owners.

SUBJECT—Application reopened June 22, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of ten years in a residence use district, the change in occupancy from garage for more than five motor vehicles to factory for light manufacturing in basement and first floor.

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob Lubroth.
For Opposition: Bernard Ekstein, Sylvia Forseter, Gertrude Stormwind, Fay Danzig, Esther Goldstein, Lottie Kampf, Doris Donenhirsh, Toby Arlen, David Diamond, Anna Shaler, Benj. Stormwind, Dora Yentis, Bessie Levine, Judith Ernst, Celia Lipschitz, Isaac L. Slifkin, Jacques Levittan, Samuel Sussman, Jean Steinberg, Dorothy Landau, Mae Kalish, Sadye Horowitz, Max Levinstone, Mary K. Nagler, Ruth Smith and Mildred Sobel et. al.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 10 A.M. for inspection and decision; hearing closed.

909-52-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application December 31, 1952—Application (decision of the borough superintendent) under sections

7f and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and accessories, and office, and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—198-30 Jamaica avenue and 94-04 199th street, southwest corner, Block 10829, Lot 56, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

478-53-BZ

APPLICANT—Joseph Amaru, for James Muro and Edward Muro, owners.

SUBJECT—Application June 18, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the maintenance of motor vehicle repair shop (including body and fender work), to existing gasoline service station, non-storage garage for more than five motor vehicles, lubritorium and car washing.

PREMISES AFFECTED—46-01 108th street, southeast corner of 46th avenue, Block 2002, Lot 1, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Amaru and James Murc.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision; date to be set; hearing previously closed.

632-53-BZ—Vol. II

APPLICANT—Ingram S. Carner for Irving Rubber and Metal Co., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a structure using more than the area permitted, and to be used for office, loading space, junk shop for sorting, packing and bailing of scrap metal and rubber (no paper or rags), with an entrance to off street loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—9517-9529 Ditmas avenue and 736-746 East 96th street, northwest corner, Block 8113, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner and Abe Greenberg.
For Opposition: Elias H. Butler, Fannie Bober, Mary Feinstein, Ellen Rosenberg, Louis Klein, Harriet Blayne and Jean Stotland.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 10 A. M. for inspection and decision; hearing previously closed.

81-54-BZ

APPLICANT—Herman Kron, for Robert E. Watson, owner.

SUBJECT—Application February 8, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of a lot located in a resi-

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dence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office and an automobile showroom; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—32-10 to 32-18 Francis Lewis boulevard, southwest corner of 32nd avenue, Block 4940, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: J. V. McKee, Herman Kron and Gilbert Lazerus.

For Opposition: L. Dawlay, Fred J. Presti, Joseph B. Lito, A. Zitzmann, L. Backstetter and Anthony Horenburger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 10 A. M. for inspection and decision; hearing closed.

247-54-BZ

APPLICANT—Lama, Proskauer and Prober, and Irwin Pakula, for Mario and Susie Marini, owners.

SUBJECT—Application March 24, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution to permit in the local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, a storage and sale of accessories; and to permit the parking and storage of motor vehicles in residence use portion for a term of fifteen years.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner, Block 6823, Lot 1, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1954, at 10 A. M. for further inspection by the Board; hearing previously closed.

248-54-A

APPLICANT—Lama, Proskauer, Prober and Irwin Pakula, for Mario and Susie Marani, owners.

SUBJECT—Application March 24, 1954—filed pursuant to section 35, General City Law re premises located in bed of mapped streets—proposed widening of Parsons boulevard and 75th avenue.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner, Block 6823, Lot 1, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1954, at 10 A.M. for further inspection by the Board, in conjunction with Cal. No. 247-54-BZ; hearing previously closed.

281-54-BZ

APPLICANT—Paul Friedman, for Alice Price, owner.

SUBJECT—Application April 19, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—166-11 Northern boulevard, northwest corner of 167th street, Block 5341, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levine.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision; date to be set; hearing previously closed.

351-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Trisolini, owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1275-1283 Gun Hill road, north side, from Bouck to Wilson avenues, 3201-3211 Wilson avenue and 3250-3256 Bouck avenue, Block 4734, Lot 92, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Elliott L. Biskind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1954, at 10 A.M. for inspection and decision; hearing previously closed.

425-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Nat Paterson and Herbert H. Pensig, owners.

SUBJECT—Application May 27, 1954—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, store and office; and to permit the parking and storage of motor vehicles with curb nearer the residence use district than is permitted; for a term of fifteen years.

PREMISES AFFECTED—137-21 to 137-39 Cross Bay boulevard, east side, 109.54 ft. north of 149th avenue, Block 11529, Lot 40, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: Eva T. Lyons, James Lyons, Katherine Citro and Anthony Tucozzi.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision; date to be set; hearing previously closed.

426-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Anna Klein, owner.

SUBJECT—Application May 27, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—78-01 to 78-19 Linden boulevard, north side, from 79th to Sapphire street, 135-33 to 135-39

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Sapphire street and 135-32 to 135-40 79th street, Block 11376, Lot 23, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 10 A.M. for inspection and decision; hearing closed.

431-54-BZ

APPLICANT—Robert Gottlieb, for Ralph Cioffi, owner.

SUBJECT—Application June 2, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of an automobile auto laundry, conducted as the principal business of establishment, for a term of ten years.

PREMISES AFFECTED—2615 Ponton avenue, north side, 100 ft. east of Williamsbridge road and 2616 Roberts avenue, Block 4073, Lot 40, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision; date to be set; hearing previously closed.

445-54-BZ

APPLICANT—Lama, Proskauer and Prober, for James Perretta, owner.

SUBJECT—Application June 2, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—1726-1748 McDonald avenue, west side, 180 ft. south of Avenue O, Block 6607, Lots 16, 20, 22 and 24, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and James Perretta.

For Opposition: Samuel J. Ernstoff and Julius Venner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 10 A. M. for inspection and decision; hearing closed.

423-54-BZ

APPLICANT—Paul Friedman, for Peter and Rachel Federico, owners.

SUBJECT—Application June 2, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: C. J. Cammarata for N. Y. C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1954, at 10 A. M., for decision by full vote of the Board.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating 2

Negative: Chairman Murdock 1

Absent: Deputy Chief Connors 1

117-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Matteo Guerino, owner.

SUBJECT—Application February 17, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles with a show window nearer the residence use district than is permitted.

PREMISES AFFECTED—394-404 Avenue U and 2133-2143 East 2nd street, southeast corner, Block 7129, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Matteo Guerino.

For Opposition: Edwin S. Clare.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the applicant stated that he desired to use the premises for other purposes and requested to withdraw his application; and

WHEREAS, the hearing was held and closed and the premises were inspected and the committee was prepared to render its report.

Resolved, that the application be and it hereby is *withdrawn*.

837-47-BZ—Vol. II

APPLICANT—A. George Redgate, owner.

SUBJECT—Application reopened October 13, 1954 re extension of time to complete—re (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the change in occupancy from private gasoline station, to 3 two-car garages, machine shop, motor vehicle repair shop, carburetor and ignition work, lubritorium, auto laundry and office.

PREMISES AFFECTED—1204-1206 Rogers avenue, west side, 75 ft. 10½ in. south of Avenue D, Block 5213, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Geo. Redgate.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, on March 1, 1949 this application was granted by the Board on certain conditions, under sections 7c and 7i of the zoning resolution, to permit in a business use district the use of proposed building at the rear for motor vehicle repairs, machine shop, and that lubrication and car washing may be permitted as proposed; that front building shall be used only for sale of motor vehicle supplies; that present

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private garages may be continued for use as storage for passenger cars, affecting premises 1204-1206 Rogers avenue, west side, 75 ft. 10½ in. south of Avenue D, Block 5213, Lot 13, Borough of Brooklyn; and

WHEREAS, on April 11, 1950 application was reopened and resolution amended to permit present office structure to remain; and

WHEREAS, time to obtain permits and complete the work was extended on September 12, 1950, January 16, 1951, February 27, 1951, March 6, 1951, September 18, 1951, March 25, 1952 and September 23, 1952; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation; and

WHEREAS, this application was reopened on October 13, 1954 and set for hearing on November 23, 1954 at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, to consider proposed amendments as to sign and greasing rack and extension of time to complete; and

WHEREAS, a public hearing was held on this application on November 23, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated November 16, 1954 acting on Alt. Applic. 2741-48, reads:

"1. Proposed additional lift and sign not shown on approved plans of the B.S. & A. To be re-submitted to the Board for their consideration."

and

WHEREAS, the applicant requests the reopening of this application in order to amend the resolution as follows: to install new lift in open yard and to erect new roof sign and suspended sign; and

WHEREAS, the existing greasing pit in the driveway is not new as shown on plans but was to be removed under the terms of the resolution adopted March 1, 1949; and

WHEREAS, it was represented that all requirements of the resolution adopted March 1, 1949 have been complied with except as to the greasing lift and sign; and

WHEREAS, the Board deemed that the modification now requested could be permitted and that a certificate of occupancy should be promptly issued.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on March 1, 1949, by adding thereto:

"the existing greasing lift in the driveway previously proposed to be removed may be permitted to remain; that a sign as indicated on the revised plans marked, "Received", November 19, 1954, (one sheet), may be continued as now in place; that such sign may be illuminated with neon of the non-flashing type; that in all other respects the requirements of the resolution as adopted March 1, 1949, shall be complied with and all permits shall be obtained, including a certificate of occupancy and all work completed within six months of the date of this amended resolution."

557-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Ignazia Galati, owner.

SUBJECT—Application reopened October 19, 1954 re extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the maintenance of premises as a garage for more than five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—34-29 to 34-31 31st street, east side, 265.24 ft. north of 35th avenue, Block 608, Lots 16 and 17, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application under Sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district the maintenance of premises as a garage for more than five motor vehicles and motor vehicle repair shop, was granted by the Board on certain conditions, for a term of five (5) years, on June 21, 1949; and

WHEREAS, the applicant requested reopening of this application and an extension of the term of the variance; and

WHEREAS, this application was reopened on October 19, 1954 and set for hearing November 23, 1954, at 10 A. M., subject to the regular procedure, waiving all requirements except two publications in the Bulletin and a new decision from the borough superintendent; and

WHEREAS, a public hearing was held on this application on November 23, 1954, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 21, 1949, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"granted under section 7, subdivision i for a term of five (5) years, as passed on by the borough superintendent under Alt. App. 3428/46, Objection 1, dated October 26, 1954, to permit * * *; that other than as herein amended the resolution adopted as above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this amended resolution."

163-49-BZ

APPLICANT—Burke, Green and Groh, for Meyer Gladstone and Robert W. Dasey, owners.

SUBJECT—Application reopened October 19, 1954 re extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking of more than five motor vehicles (no fee to be charged) for customers and employees of adjacent stores.

PREMISES AFFECTED—61-12 to 61-22 186th street, west side, 100 ft. south of Horace Harding boulevard, Block 7074, Lot 11, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Meyer Gladstone.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district, the parking of more than five motor vehicles (no fee to be charged) for customers and employees of adjacent stores, was granted by the Board on certain conditions, for a term of five (5) years, on July 12, 1949; and

WHEREAS, the applicant requested reopening of this application and an extension of the term of the variance and time in which to obtain permits and complete the work; and

WHEREAS, this application was reopened on October 19, 1954 and set for hearing November 23, 1954, at 10 A. M., subject to the regular procedure; and

MINUTES

WHEREAS, a public hearing was held on this application on November 23, 1954, after due notice by publication in the Bulletin; and

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 12, 1949, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"*granted* under section 7, subdivision h for a term of five (5) years, as passed on by the borough superintendent, under Alt. App. 156/49, dated November 11, 1954, *on condition* that in all other respects the resolution above cited shall be complied with; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution."

152-54-BZ

APPLICANT—Robert Gottlieb, for Carl Rubman, owner.

SUBJECT—Application March 5, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a retail use district, for a term of ten years, manufacturing that is not incidental to the conduct of a retail business conducted on premises.

PREMISES AFFECTED—721 Burke avenue, northeast corner of Cruger avenue, Block 4597, Lots 5 and 9, Borough of the Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Lipa Rubman.

For Opposition: Frank J. McNabb.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 3, 1954 after due notice by publication in the Bulletin; laid over to November 9, 1954, at request of objector's representative; no further requests for adjournment; then to November 23, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Burke avenue are in a retail use, C area, class 1¼ height district; Cruger avenue is in residence and retail use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 25, 1954 acting on Alt. Applic. 1189-54 and superseded by a decision dated June 25, 1954, reads:

"1. Proposed manufacturing in a retail use district that is not incidental to the conduct of a retail business conducted on the premises and which exceeds five percent of the total floor space of the building is contrary to Art. II Sect. 4-A of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, on which is located a building 100 ft. front by 50 ft. in depth, two stories, 24 ft. in height, of class 3 construction, for which certificate of occupancy No. 148-38 has been filed and permits stores on 1st floor and dance hall on 2nd floor; that it is proposed to permit the continuance of factory for sewing on the 2nd floor; and

WHEREAS, the applicant contends that the building was erected in 1928 under N.B. 1300-28 and certificate of occupancy was obtained in 1938 (amended #148-38) which called for cellar, storage and boiler room, first floor stores and second floor dance hall for 200 persons; that the owner purchased this property in May of 1945 and found the 2nd floor occupied by two tenant factories; that the zone had originally been business, 1¼C, but has recently been changed to retail; that a variation is requested for a period of ten years to

change the 2nd floor from dance hall to light manufacturing; that the neighborhood has been static for the past 15 years and the change in zone has not materially affected the district; that there is no need for a dance hall in this locality; that the type of manufacturing (sewing of ladies' wear) is not objectionable and is not detrimental to the neighborhood; that the owner has a substantial investment in the building and needs the income to help pay for the upkeep and as the use is not hazardous or objectionable, a variance for a term of ten years is requested to permit the change from a legal dance hall to a factory of the type permitted in a business district; and

WHEREAS, the applicant states that the area of the building is 50 ft. by 100 ft.; cellar floor—5,000 sq. ft.; 1st floor—5,000 sq. ft.; 2nd floor—5,000 sq. ft.—a total of 15,000 sq. ft.; permitted legal manufacturing at 5%—750 sq. ft.; proposed manufacturing on 2nd floor—clear floor area—4,200 sq. ft.; permitted manufacturing—750 sq. ft.; excess area—3,450 sq. ft.; and

WHEREAS, the applicant states that the present owner has held title to the property since May 1, 1945; that the assessed valuation of land is \$27,000 and of the building \$30,000 making a total of \$57,000; that the building was erected 1928; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the applicant states that the floor load is 120 lbs. per superficial foot as set forth on certificate of occupancy for dance hall; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, subdivision e, for a term of ten years *on condition* that such factory work on the second floor shall be of a light type as proposed and that not more than thirty persons shall be employed; that the existing primary means of exit shall be maintained and as a secondary means of exit there shall be a balcony with counterbalanced stair to Burke Avenue, as proposed and as indicated on the plans filed with this application marked, "Received, March 5, 1954" (five sheets); that existing subdividing partitions of the usable space shall be removed as proposed; and the entire second floor shall be occupied by only one factory tenant; that the building shall not be increased in height or area and in all other respects shall comply with this resolution other than as modified this day under Cal. No. 153/54/A, and with all laws, rules and regulations applicable thereto; and that all permits shall be obtained, including a new certificate of occupancy and all work completed within six months of the date of this resolution.

153-54-A

APPLICANT—Robert Gottlieb, for Carl Rubman, owner.

SUBJECT—Application March 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—721 Burke avenue, northeast corner of Cruger avenue, Block 4597, Lots 5 and 9, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Lipa Rubman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated June 25, 1954 on Alt. Applic. 1189-54, reads:

MINUTES

"2. Show two properly enclosed means of egress leading directly to the street as per Sect. 270."

and

WHEREAS, the applicant states the building is 2 stories, 24 ft. in height, 100 ft. by 50 ft. in area, of class 3 construction, erected 1928 located on a lot 100 ft. by 100 ft. in area, in a retail use, C area, class 1 1/4 height district and used and occupied since 1945; cellar—storage and boiler room; 1st floor—stores; 2nd floor—dance hall, 200 persons; and proposed to be used and occupied as follows: cellar—storage and boiler room, no persons; 1st floor—retail stores; 2nd floor—manufacturing (sewing), 30 persons; that the building is provided with one 5 ft. wide interior stairs leading direct to street and will be provided with a ladder and scuttle to roof and one fire escape on Burke avenue front extending to street by stair; and

WHEREAS, the applicant contends that the building is equipped with an iron stair 5 ft. wide enclosed with fire retarded partition and leading direct to street on Cruger avenue; that as a secondary means of egress the building is equipped with a 45 degree counterbalanced stair at the extreme corner of the building; that access to the fire escape is through a door from second floor; that it is proposed to lease the entire 2nd floor to one tenant and remove the existing stud and sheet rock dividing partition and to use this floor for sewing with an occupancy of 30 persons; that inasmuch as the number of occupants will be less than can be accommodated by the primary means of egress and in view of the fact that the previous legal occupancy for dance hall was 200 persons, a variance is requested to accept the present two means of egress as substantial compliance with the requirements of the labor law; and

WHEREAS, the applicant has filed with this appeal copy of amended certificate of occupancy No. 148 issued May 6, 1938 permitting the following use and occupancy: cellar—storage and boiler room; 1st floor—stores, 120 lb. live load; 2nd floor—dance hall, 120 lb. live load, 200 persons; and

WHEREAS, the premises were inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1189-54, dated June 25, 1954, objection No. 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition*, that the two means of exit from the second floor, as proposed for factory occupancy (sewing) with not over 30 persons employed, shall be provided and maintained as required by the resolution adopted this day under Cal. No. 152-54-BZ and that all requirements of such resolution shall be complied with.

172-54-BZ

APPLICANT—Kenneth W. Milnes, for Thomas M. Crowe, owner.

SUBJECT—Application March 10, 1954 (decision of the borough superintendent), under section 7a of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station to include gasoline service station, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—2000 Victory boulevard, southwest corner Perry avenue, Block 723, Lot 9, West Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 28, 1954 after due notice by publication in the Bulletin; laid over to October 26, 1954, for applicant to

file an administrative appeal in connection with the widening of Victory boulevard and to revise his plans as to location of accessory building; then to November 23, 1954, for hearing with Cal. No. 796-54-A; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Victory boulevard are in a retail use, D area, class 1 height district; Perry avenue is in residence and retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 11, 1954 acting on N.B. Applic. 954-53, reads:

"1. The proposed erection of a class 3 building at 2000 Victory blvd. to be used as a motor vehicle repair shop and gasoline service station is contrary to Section 4-A and Section 4(a) subdivs. (29) and (46) of Art. II of the Zoning Resolution inasmuch as the premises are located in a Retail use district."

and

WHEREAS, the applicant states that the premises consist of a plot, 80.90 ft. frontage by 123.30 ft. in depth, irregular, upon which is located an old gas station and vehicle repairs, built in 1921, privately owned but using tydol products; that the buildings have deteriorated into a very bad state of repair; that it is proposed to completely demolish all existing buildings, and to replace them with one modern, non-fireproof building to be used as sales office, lavatories and for servicing motor vehicles; and

WHEREAS, the applicant contends that there is a very deep proposed widening of Victory boulevard adopted by the Board of Estimate on December 6, 1935; that the present building is within the area of the proposed widening as is the gas pump island; that it is proposed to build the new building with a setback of 15 ft. from the proposed widening line, although not one part of the proposed widening has ever been physically taken over by the city; that permission is requested for the present single island with three gas pumps to remain in their present location until the street is actually widened, at which time they would be placed back of the new line; that if they are moved back at this time practically all value of the station would be lost, particularly from the west, where it would be impossible to see the station because of the large building on the present record line; and

WHEREAS, the applicant states that from 1916 to 1947, this property was business use, D area, and from 1952 to the present time, retail use, D area district; and

WHEREAS, the applicant states that the present owner has held title to the property since May 13, 1942; that the assessed valuation of land is \$7,500 and of the buildings \$2,800, making a total of \$10,300; that the building was erected 1921; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision a of the Zoning Resolution, to permit the reconstruction and alteration of the lawfully existing gasoline service station substantially as proposed and as indicated on plans filed with this application marked, "Received, March 10, 1954" (five sheets); *on condition* that all buildings and uses on the premises and in the bed of the proposed widened Victory boulevard shall be removed, and the premises shall be reconstructed and arranged substantially as proposed and as indicated on such plans; that there shall be no cellar under the accessory building; that the accessory building shall in all other respects comply with all laws, rules and regulations applicable thereto; that the building shall be faced with face brick; that within the space proposed to be acquired by the City of New York for street widening, as permitted to be

MINUTES

used under resolution adopted this date under Cal. No. 796-54-A, the existing pumps in their present location on this portion of the premises to the west may be continued provided the existing store building is demolished as indicated on plans filed with this appeal and marked, "Received, October 13, 1954" (one sheet); that the existing gasoline tanks may also be retained pending the street widening; that when such street widening takes place the pumps shall be removed to a point as indicated on the revised plans above cited, marked, "Received, October 13, 1954"; that such pumps shall be of a low type approved by the Board and erected not nearer than fifteen feet to the new street building line of Victory boulevard, and meanwhile, the portion within the proposed street widening shall be paved with asphalt and existing curb cuts may be retained but shall be reconstructed and located according to plans to be submitted to this Board for approval at the time such widening takes place; that the existing brand sign may be continued until such widening takes place and later may be erected on a post standard within the new street building line provided such sign does not extend beyond the building line for a distance of more than four feet; that such portable fire fighting equipment shall be maintained as the Fire Commissioner may direct; that under Section 7i there may be motor vehicle repairs within the accessory building with hand tools only for adjustments; that the balance of the plot, where not occupied by the proposed accessory building shall be paved with concrete or asphaltic pavement; that on the interior lot lines there shall be erected on a masonry base a woven wire fence not less than five feet six inches in height except that such fence may be omitted where walls of adjoining buildings occur on the lot lines; that such fence shall be continued along Perry avenue for a distance of approximately thirty-five feet, with a suitable terminating post at the street line; that additional curb cuts may be permitted to Perry avenue not exceeding twenty-five feet in width and located where shown on such plans cited above and marked, "Received, October 13, 1954"; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

796-54-A

APPLICANT—Kenneth W. Milnes, for Thomas M. Crowe, owner.

SUBJECT—Application filed October 13, 1954, pursuant to Section 35 of the General City Law relating to use of portion of premises located in the bed of a mapped street (Victory Boulevard widening).

PREMISES AFFECTED—2000 Victory boulevard, southwest corner of Perry avenue, Block 723, Lot 9, West Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated September 30, 1954, on N.B. App. 954/53, reads:

"2. Use of the portion of the premises lying in the bed of a mapped street is contrary to General City Law #35."

and

WHEREAS, the applicant states the building is 1 story, 14 ft. 6 in. in height, 42 by 29 ft. in area, of Class 3 and Class 4 construction, erected in 1921 on a lot 80.90 ft. front by 123.30 ft. in depth, in a retail use, D area, Class 1 height district; used and occupied since 1921 as a gasoline service station; and

WHEREAS, the applicant states this application is merely a request to permit the continuance of the use of that portion of Victory Boulevard within the widening area for motor vehicles to pass over to the gasoline pumps and the proposed service building, application for which is included in Cal. 172-54-BZ; that the existing small store on Victory boulevard is to be demolished; and

WHEREAS, the applicant contends that great expense and hardship would result if the owner were required to set the pumps and tanks in another location within the widened area, especially when it is considered that they have been in the present location for 33 years and no useful purpose would be served by moving them, until widening takes place; and

WHEREAS, the applicant states that the entire area within the widened area will be asphalt paved; and states that revised plans have been filed under Cal. 172-54-BZ, indicating the new location of the service building and new location of gasoline pump island when the actual physical widening of this portion is taken by the city; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 954/53, Objection 2, be and it hereby is modified, under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is granted, to permit the continued use of the portion of the premises proposed to be acquired by the City of New York for street widening until such widening takes place, on condition that in the event of the street widening, no claim shall be made by the owner except for the value of the land itself as determined by the Court; and that the requirements of the resolution adopted this day under Calendar Number 172-54-BZ shall be complied with.

191-54-BZ

APPLICANT—Charles Abrahams, for Industrial Iron and Steel Products, owner.

SUBJECT—Application March 10, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in an unrestricted use, C area district the extension to existing building using more than the area permitted.

PREMISES AFFECTED—211-217 Banker street, east side, 145 ft. south of Meserole avenue, Block 2616, Lot 56, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles Abrahams.

For Opposition: Philip C. Samuels, Adelaide Vogel and Marga E. Kosterka.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 3, 1954 after due notice by publication in the Bulletin; laid over to November 9, 1954, for consideration and decision by the Board without further argument; hearing closed; then to November 23, 1954, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in an unrestricted use, C area, class 1¼ height district; Banker street and Meserole avenue are in an unrestricted use, A and C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated March 4, 1954 acting on Alt. Applic. 195-54, reads:

"1. Area of extension is excessive for 'C' area district and is contrary to Art. IV Section 13 of the Zoning Resolution."

and

MINUTES

WHEREAS, the applicant states that the premises consist of a plot, 80 ft. frontage by 100 ft. in depth, on which is located a two story building 40 ft. front by 99 ft. in depth, of class 3 construction, used as a factory and for storage of steel products, for which certificate of occupancy No. 15151-22 has been filed; that there is also a one story metal building presently used for storage which is to be demolished; that it is proposed to erect an extension 34 ft. front by 99 ft. in depth, one story and mezzanine, of class 3 construction, to permit off street loading and unloading by crane, of heavy steel forms and sheets; and

WHEREAS, the applicant contends that lots 1, 60, 9, 12, 17, 47 and 32 in block 2616 have been developed for 100% occupancy and a substantial number of other properties of adjoining owners have been developed to occupy percentage areas of the lot in excess of the limitations permitted by the zoning resolution; that the center line of Banker street is the transition between the C area zone on the east side and the A area zone on the west side; that both sides of the street are located in an unrestricted use zone and the nature of the developments on both sides of the street is similar; that the granting of a variance will not affect any adjoining premises as to light and air and will grant the owner equality of privilege as to area; and

WHEREAS, the applicant states that the present owner has held title to the property since October 18, 1950; that the assessed valuation of land is \$6,400 and of the building \$27,500 making a total of \$33,900; that the building was erected 1921; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to area, to permit the coverage as proposed and as indicated on plans filed with this application marked, "Received, March 10, 1954" (six sheets), *on condition* that the building shall not be increased in height or area; and that in all other respects the building shall comply with all laws, rules and regulations applicable thereto and that other than the requirements of the resolution adopted this date under Cal. No. 192/54/A shall be complied with.

192-54-A

APPLICANT—Charles Abrahams, for Industrial Iron and Steel Products Co., owner.

SUBJECT—Application March 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—211-217 Banker street, east side, 145 ft. south of Meserole avenue, Block 2616, Lot 56, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles Abraham.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated March 4, 1954 on Alt. Applic. 195-54, reads:

"2. New extension is considered a 2 story building. Exits should comply with Section 270 Labor Law. Stairs and its enclosure should be fireproof material and lead direct to street.

3. Opening between 1st and 2nd stories is contrary to Section 270 of the Labor Law.

4. Horizontal exit to comply with section 10-8-1 of Bldg. Code (no openings in fire wall to exceed 4'-0" x 7'-6"."

and

WHEREAS, the applicant states that the building is 2 stories, 25 ft. in height, 40 ft. by 99 ft. in area, of class 3 construction, erected 1921, located on a lot 80 ft. front by 100 ft. in depth, in an unrestricted use, C area, class 1½ height district and used and occupied since 1921; 1st floor—fabrication of steel products, 10 persons; 2nd floor—fabrication of steel products and office, 8 persons; and proposed to be increased to 74 ft. front by 99 ft. in depth on the 1st floor and to 2 stories and mezzanine in height and to be used and occupied as follows: 1st floor—fabrication and spraying of steel products, 15 persons; 2nd floor—fabrication of steel products and office, 10 persons; mezzanine—storage of steel, 2 persons; that the building is equipped with two interior fireproof stairs, fireproof enclosed, equipped with one hour fireproof self-closing doors; that stair halls lead to street and are provided with a ladder and scuttle to roof; that stairs are 3 ft. 8 in. and 6 ft. in width; and

WHEREAS, the applicant contends as to objections 2 and 3 issued by the borough superintendent that the intermediate floor of the new extension will have an area of 850 sq. ft. and will be used for temporary storage of material in transit from the 1st floor of the new extension to the 2nd floor of the existing building and back from the 2nd floor to the 1st floor for shipping after fabrication is completed; that in order to accomplish this operation the intermediate floor level of the new extension cannot be enclosed; that there will not be more than two employees on this intermediate floor area at any one time; that the new extension will be completely separated from the existing two story building with approved three hour opening protective assemblies; and

WHEREAS, the applicant requests the Board to accept the exits as proposed in lieu of strict compliance with section 270 of the Labor Law for the mezzanine floor area since it will be less than 2,500 sq. ft. in area; and

WHEREAS, the applicant contends as to objection 4 issued by the borough superintendent that all the door openings in the fire wall between the existing two story building and the proposed extension are now existing and in use except the new horizontal exit from the mezzanine floor of the proposed extension; that it is essential that these openings be maintained in their present dimensions to facilitate the operation in the handling of the material between floor areas; that all these openings will be protected with approved type three hour opening protective assemblies; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 195-54, Objections 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted this day under Cal. No. 191-54-BZ shall be complied with; that to the mezzanine may be an unenclosed stair as shown on plans filed with this appeal marked, "Received March 10, 1954" (six sheets), for exit therefrom; that the mezzanine shall not be further increased in area; that any opening between this building and the adjoining building to the south under the same ownership shall be equipped with an approved opening assembly as required for a fire wall.

232-54-BZ

APPLICANT—Gustave Goldman, for Nathan A. Goldstein, owner.

SUBJECT—Application April 6, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, for a term of five years, the use of premises for doctor's office in cellar in addition to existing doctor's office and dwelling on first floor.

MINUTES

PREMISES AFFECTED—71-18 Main street, northwest corner of 71st road, Block 6619, Lot 32, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Gustave Goldman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Klei-
ert and Keating 3

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 19, 1954 after due notice by publication in the Bulletin; laid over to November 23, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, D area, class 1 height district; Main street and 71st road are in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 19, 1954 acting on Alt. Applic. 2759-53, reads:

"1. The use of the premises for doctors offices in cellar of a frame building is contrary to Art. II Sec. 3(a) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 26.45 ft. frontage by 100 ft. in depth, irregular, on which is located a building 26 ft. front by 71 ft. in depth, two stories and attic, 17 ft. in height, of class 4 construction, used as a dwelling and doctor's office, for which certificate of occupancy No. 84509 has been filed; that it is proposed to convert the cellar into a doctor's office, boiler room and one room apartment, 1st floor to three doctor's offices and attic, one family; and

WHEREAS, the applicant contends that the doctor who owns this dwelling conducts his practice and resides at these premises with his family; that when he had this dwelling erected, he so arranged the first floor with several medical examination rooms and equipment anticipating the use of them for his own personal and private practice; that since the erection of this residence, the doctor has found it very inconvenient for residential purposes; that there is a large community centre on the west side of Main street which is diagonally across from the premises in question; that this community center has many activities which usually run into the late hours of the night and when people attending these activities leave the center and get into their cars, the noise created by the automobile doors becomes very disturbing; that there is a group of stores directly across from the doctor's residence on 71st road; that these stores have many patrons throughout the course of the day and early hours of the evening; that the bus which takes a route along Main street also stops on the corner of the doctor's residence; that due to these facts, the doctor has been forced to move his family from these premises; that in addition, the doctor advises that it would be very costly to remove the equipment from this house and have it installed at a new location and he therefore would like to keep his office on the premises and rent the additional offices to individual doctors; that the attic is to be used for living quarters by the caretaker of the premises and the large living room in the basement is going to be occupied by one of the other doctors; that the present certificate of occupancy states the lowest story to be a cellar, but this should be corrected because the ceiling height is 8 ft. and the ceiling is 4 ft. above grade which is consistent of a basement requirement; that permission is therefore requested, for a period of five years, for basement use of a boiler room, one room apartment and two doc-

tors' offices, the first floor to have three suites of doctors' offices, and attic, one family; and

WHEREAS, the applicant states that the present owner has held title to the property since February 16, 1952; that the assessed valuation of land is \$2,350 and of the building \$19,150, making a total of \$21,500; that the building was erected October 8, 1952; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivision e of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 2759-53 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

364-54-BZ

APPLICANT—Patrick D. Concagh, for Donato Diovio Salvo, owner.

SUBJECT—Application May 7, 1954 (decision of the borough superintendent), under sections 7h and 7e of the zoning resolution, to permit in a residence and local retail use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—1194-1204 Ogden avenue, east side, 285.04 ft. north of West 167th street and 1199-1203 Nelson avenue, Block 2516, Lots 13, 14 and 48, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 19, 1954 after due notice by publication in the Bulletin; laid over to November 23, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and local retail use, B area, class 1½ height districts; Ogden avenue and West 167th street are in a local retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 26, 1954 acting on Alt. Applic. 316-54, reads:

"1. On a lot which is partly in a residence district the proposed parking of more than 5 motor vehicles is contrary to Sect. 3 of Art. II of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 80.95 ft. frontage by 256 ft. in depth, irregular, on which is located a two-story frame dwelling which fronts on Ogden avenue, erected 1883; that there are three metal structures on the rear of the plot which were erected by former owners between 1923 and 1926; that certificate of occupancy No. 698, issued September 2nd, 1931 shows a one story metal garage and one storage house—first floor—concrete on earth—(2 buildings); that these metal structures have been used over the years for commercial parking and storage of motor vehicles; that Nelson avenue is in a residential use district and this use designation goes back to 1916; that Ogden avenue was originally zoned for business use in 1916 and that this designation continued until May 20, 1952 when it was changed to local retail and residence; that the plot is in a B area and class 1¼ height district; that it is proposed to level off the surface of the plot to the grade of Nelson avenue and Ogden avenue; that

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it is also proposed to remove the present wooden lot line fence and replace it with a wire fence of modern design; and

WHEREAS, the applicant contends that the surrounding area, particularly along Nelson and Woodycrest avenues, is developed with large apartment buildings and the demand for off-street parking facilities is therefore necessarily great; that both Ogden and Nelson avenues are bus routes at this point; that a variation is requested to permit the subject plot to be used as proposed for a term of years; and

WHEREAS, the applicant states that the present owner has held title to the property since January 19, 1953; that the assessed valuation of land is \$22,500 and of the building \$3,000 making a total of \$25,500; that the building was erected 1883; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, subdivision h, for a term of five (5) years to permit the premises to be occupied for parking and storage of motor vehicles substantially as proposed and as indicated in plans filed with this application, marked "Received, May 7, 1954" (one sheet) and "November 9, 1954," (two sheets), *on condition* that all buildings, and uses, on the premises with the exception of the two story frame dwelling facing Ogden Avenue, shall be removed and the plot shall be leveled substantially to the grade of the abutting streets and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on all lot lines a woven wire fence of the chain link type with anchored steel posts not less than five feet six inches in height; that there shall be suitable bumpers maintained for the protection of the fence and adjoining buildings; that entrance and exit shall be by means of curb cuts to Ogden Avenue and Nelson Avenue, located as shown, each curb cut not to exceed twelve feet in width including splays; that the sidewalks and curbing abutting the premises on both streets shall be reconstructed or repaired to the satisfaction of the borough superintendent; that signs shall be restricted to signs at either entrance indicating the parking rate and such other information as may be required by the Commissioner of Licenses; that signs shall not exceed 15 square feet in area and shall not extend beyond the building line and shall not be illuminated; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon except that, if desired, there may be a building near the entrance as an office and shelter for the attendant; that such building shall not exceed one hundred square feet in area, shall not be more than one story in height and may be frame; that such fire-fighting appliances shall be maintained as the Fire Commissioner may direct; that all permits shall be obtained, including a new certificate of occupancy and all work completed within six months of the date of this resolution.

452-54-BZ

APPLICANT—Henry G. Harris, for Louis Liebler, owner.
SUBJECT—Application June 7, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—239 Stanton street, southwest corner of Willett street, Block 339, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry G. Harris.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 26, 1954 after due notice by publication in the Bulletin; laid over to November 23, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, D area, class 1 height district; Stanton street and Willett street are in residence and retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 26, 1954 acting on Alt. Applic. 901-54, reads:

"1. Parking and storage of motor vehicles in a Residence Use District is not permitted. Article II, para. j, of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 75 ft. in depth, presently vacant; that it is proposed to use vacant plot for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the neighborhood is not ready for residence use as the adjoining premises are very old, of a commercial character or vacant; that the proposed work includes repairing of the chain link fence at the building and lot lines, providing drop curb and grading the plot; that a variation is requested to grant the owner a temporary and conditional permit for a stated term of years for the parking of motor vehicles on the vacant land in this residence district, without any non-conforming use and without the servicing of motor vehicles until such time as the physical aspect of the street warrants the erection of conforming structures; and

WHEREAS, the applicant states that the present owner has held title to the property since September 12, 1951 and that the assessed valuation of land is \$6,000; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h, for a term of five years to permit this lot to be occupied for the parking and storage of motor vehicles, limited to the pleasure car type only, substantially as proposed and as indicated on plans filed with this application and marked, "Received, June 7, 1954 (two sheets), *on condition* that the existing fence around the premises shall be maintained except that there may be an entrance not over fifteen feet in width to Stanton street, as shown on such plans; that the plot shall be levelled substantially to the grade of the abutting street and shall be surfaced with clean gravel or steam cinders and treated with a binder, and properly rolled; that there may be a curb cut opposite the entrance of similar width; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that during the term of this variance the premises shall be occupied for no other use, and no building shall be erected thereon; that in the adjoining premises under the same ownership at 237 Stanton street there shall be maintained such portable fire-fighting appliances for use, when required, on the parking lot as the Fire Commissioner shall require; that no sign shall be erected except that there may be a sign attached to the fence at the entrance advertising the parking and storage and the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not extend beyond the building line, shall not be illuminated and shall not exceed

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fifteen square feet in area; that all work shall be completed, and all permits and Certificate of Occupancy obtained within six months of the date of this resolution.

496-54-BZ

APPLICANT—Kitzler and Nurick, for R. and R. Holding Corp., owner.

SUBJECT—Application June 14, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a business use, C area district the extension to existing building, on first floor, using more than the area permitted.

PREMISES AFFECTED—1959 Flatbush avenue, east side, 20 ft. north of Lott place, Block 7820, Lot 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: H. J. Nurick.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 23, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Flatbush avenue are in a business use, C area, class 1 height district; Lott place is in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 7, 1954 acting on Alt. Applic. 1648-54, reads:

"1. New extension will exceed permissible area under Sect. 13 Art. 4 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 18 ft. frontage by 100 ft. in depth, on which there is erected a two story brick building, 18 ft. wide by 62 ft. in depth; that the building is occupied as follows: cellar—ordinary; 1st floor—store; 2nd floor—two families; that it is proposed to build a one story rear extension, 18 ft. wide by 38 ft. in depth, to cover the entire existing open yard space; and

WHEREAS, the applicant contends that this building is located in a C area district, which permits the erection of an extension, 60% of the existing open yard space, or a depth of about 22 ft. 10 in., the full width of the lot, and permission is requested for the erection of the proposed extension to be 38 ft. in depth; that it is impracticable and of very little benefit to the occupant of the store, to spend the money required to build an extension which will net him about 380 sq. ft.; that in order for the occupant to derive benefit from the erection of the extension, it is necessary that more space be available, commensurate with the amount of money to be spent to building the extension; that by building the proposed extension the full area of the existing open yard, the occupant will increase his net floor area by about 634 sq. ft.; that the existing building occupies 62% of the area of the lot; that the zoning resolution would permit an extension 22 ft. 10 in. in depth, or an additional 22.8%, which would make a total of 84.8% of the area of the lot; that by building the extension on the entire yard space, 15.2% of the lot in excess of the permitted area, would be occupied; that the building at 1961 Flatbush avenue on lot 47 of block 7820, adjoining the site to the south, now covers the entire area of its lot on the 1st floor; that the building at 1957 Flatbush avenue, being lot 49 in block 7820, adjoining the site to the north, is now built up for 100% of the depth of the lot; that to the east, immediately adjoining the rear lot line of the subject site, there is a new ramp leading

down from the street to the cellar garage of a new apartment house, which is now under construction; that prior to the enactment of the amended zoning resolution in 1948, the rear yard of the subject site could have been built upon for 100% of its area; that in view of the above facts and since no property owner will suffer from any loss of light or ventilation, favorable consideration is requested in this matter; and

WHEREAS, the applicant states that the present owner has held title to the property since February 3, 1948; that the assessed valuation of land is \$7,200 and of the building \$10,300 making a total of \$17,500; and

WHEREAS, the Board found the space proposed to be built upon is fully enclosed by walls of adjoining buildings; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21, to permit the extension of the building, one story in height, without cellar, as proposed and as indicated on plans filed with this application marked, "Received, June 14, 1954" (2 sheets), and October 24, 1954, (one sheet), as an extension to the existing store, on the first floor of the front portion of the lot, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that no building shall be erected on the lot line walls facing on the abutting property; and that all permits shall be obtained and all work completed within the requirements of Section 22 A of the Zoning Resolution.

529-54-BZ

APPLICANT—Max Wechsler, for Self Service Super Market, Inc., owner.

SUBJECT—Application June 17, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence and business use district the use of second story for offices and meeting room with two exits from second floor to street through the residence use portion of lot.

PREMISES AFFECTED—1370-1380 Jerome avenue, northeast corner of Elliot place, Block 2842, Lot 1, Borough of the Bronx.

APPEARANCES—

For Applicant: Anthony Cusimano.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 26, 1954 after due notice by publication in the Bulletin; laid over to November 23, 1954, for inspection and consideration by the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Elliot place are in residence and business use, B area, class 1½ height districts; Jerome avenue is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated June 10, 1954 acting on Alt. Applic. 388-54, reads:

"1. The relocation of exits from the second floor of the business portion of the premises through a residence area of the same lot is contrary to Sect. 3 of the Zoning Resolution."

and

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WHEREAS, the applicant states that the premises consist of a plot, 129.30 ft., 110.88 ft. and 26 ft. frontage by 189.23 ft. in depth, irregular, on which is located a building erected in 1928 under N.B. 107-28 as a class 3 building, two stories in height, 129 ft. 3¾ in. by 100 ft. irregular in area and occupied as follows: cellar, boiler room; 1st floor—stores; 2nd floor—restaurant, synagogue, chess club, music school, upholstery shop, superintendent's room and storage rooms; that the department of housing and buildings raised an objection as to exits; that the owners then filed an appeal with the Board which was granted on the basis of installing additional exits; that one of the exits on which a variance was granted on May 27, 1941 shows a 44 in. iron stairway leading to the court which is in a residential zone; that this iron stairway is similar to the iron stairway which it is now proposed to install as one of the means of egress from the 2nd floor; that it is also proposed to provide an enclosed stair 3 ft. 10 in. wide leading to the street through the residential portion of the lot; that on or about January 16, 1953 the building was damaged by fire; that Alt. 231-53 was filed to repair the portion of the building damaged by the fire and to make additional changes; that this alteration was also filed to demolish the portion of the 2nd floor facing Jerome avenue; that the 2nd story portion remaining consists of 26 ft. frontage by 100 ft. depth facing East 170th street; that based upon Alt. 231-53, certificate of occupancy No. 13803 was issued which stated the following as occupancy: cellar—boiler room and storage; 1st floor—stores, 50 employees, 275 patrons; 2nd floor—vacant; and

WHEREAS, the applicant contends that in locating the proposed exits from the 2nd floor into the court, the owners have no choice; that they have tried to obtain permission from the tenant of the store facing East 170th street and said tenant has refused to grant the necessary space in order to install new exits leading into East 170th street; that the granting of these new exits through the court will not damage adjoining buildings in any way and said exits could safely accommodate the number of people which will occupy the 2nd floor, which would only be 50 people at the maximum; that the court in question is now in existence and an exit through said court was accepted by the Board in a previous appeal without causing any adjoining property owners hardship; and

WHEREAS, the applicant states that the present owner has held title to the property since July 1, 1948; that the assessed valuation of land is \$330,000 and of the buildings \$55,000 making a total of \$385,000; that the building was erected 1928; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision c, to permit the use of the existing space unbuilt upon within the residence use district facing Elliot place, substantially as proposed and as indicated on the plans filed with this application marked, "Received, June 17, 1954" (eight sheets), *on condition* that the use of such open portion of the premises shall be solely as proposed for an exit from the stairway from the rear portion of the building as indicated on such plans; that at the street line of Elliot place there shall be maintained a suitable gate; that the open space shall be surfaced with asphalt; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, where not inconsistent with the requirements of the amended resolution as adopted by the Board under Cal. No. 13-41-A—Vol. II, dated May 27, 1941; and that all permits shall be obtained and all work completed within six months from the date of this resolution and that a new Certificate of Occupancy shall be obtained; that under this resolution the Board is not passing on other

changes which may be included in applications filed with the Borough Superintendent.

Adjourned: 1:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 23, 1954,
2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

746-38-SA

APPLICANT—John Wood Company, Bennett Pump Division, owner-manufacturer.

SUBJECT—Application reopened September 21, 1954 and amend to include additional models of dispensing pumps—re Bennett Pumps for Motor Fuels, previously approved.

APPEARANCES—

For Applicant: John Medel.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 746-38-SA.

Subject: Amendment to resolution to include additional low models of dispensing pumps.

John Wood Company, Bennett Pump Division requested by letter dated August 18, 1954 that the resolution adopted July 18, 1939 and amended at various times under Cal. No. 746-38-SA be amended to include additional models of Bennett gasoline pumps. The application was reopened by a vote of the Board of September 21, 1954.

Description

The requested models 956 and 957 are similar to models 756 and 757 differing only as to housing doors.

Models 966 and 967 are similar to models 766 and 767 differing only as to housing doors.

Models 986 and 987 are similar to models 866 and 867 differing only as to housing doors.

There has been no mechanical changes in any of the models.

Recommendation

The Committee on Test recommends that the resolution adopted on July 18, 1939 and as amended at various times under Cal. No. 746-38-SA be amended to include the models 956, 966, 967, 986, and 987 gasoline dispensing pumps on condition that the requirements of the resolution adopted on July 18, 1939 under Cal. No. 746-38-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,

Chairman,

LESLIE V. HUBER,

Chief Engineer,

JOHN A. DARTS,

Assistant Engineer,

Committee on Test.

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Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 18, 1939 through April 24, 1951 in accordance with the above report.

59-49-SA

APPLICANT—Watts Regulator Company, owner.
SUBJECT—Application reopened June 2, 1954 and amend as to additional model of vacuum breaker—re Watts Vacuum Breaker No. 188, $\frac{1}{4}$ in., $\frac{3}{8}$ in., $\frac{1}{2}$ in., $\frac{3}{4}$ in., and 1 in., previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 59-49-SA.

Subject: Amendment to resolution as to additional model of vacuum breaker.

Watts Regulator Company, requested by letter dated May 11, 1954 that the resolution adopted on May 10, 1949 under Cal. No. 59-49-SA be amended so as to include the vacuum breaker #188 Model Z-3. The application was reopened by a vote of the Board on June 2, 1954.

Description

The vacuum breaker #188 Model Z-3 is similar to #188, approved May 10, 1949 under Cal. No. 59-49-SA except that the inlet and outlet are at the bottom of the casting in the Z-3 Model, whereas, in the #188, the inlet is at the bottom and the outlet is at the side; and the connections on the Z-3 are machined to received copper tubing which is sweated to the fitting; in all other respects the fitting are identical.

Inspection and Test

The Model Z-3 was compared with #188 by Asst. Engr. J. A. Darts, Committee on Test and E. A. Bauman, Department of Water Supply, Gas and Electricity and were found to be in conformity with detail as submitted and so differ from each other as herein described.

Recommendation

On the basis of the inspection the Committee on Test recommends that the resolution adopted on May 10, 1949 under Cal. No. 59-49-SA be amended so as to include the vacuum breaker #188, Model Z-3 on condition that the Model Z-3 be used only in locations where copper tubing is permitted and further that the requirements of the resolution adopted on May 10, 1949 under Cal. No. 59-49-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 10, 1949 in accordance with the above report.

787-51-SA

APPLICANT—Sterling Heat Specialties, Inc., owner-manufacturer.

SUBJECT—Application reopened September 21, 1954—re Economy Suspended Gas Fired Unit Heater and Fedders Series 18 Gas Fired Unit Heaters; (previously approved re Sterling Suspended Gas Fired Unit Heater, Models 55S, 90S, 120S, 160S and 200S).

APPEARANCES—

For Applicant: C. E. Scott.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 787-51-SA

Subject: Amendment to resolution as to additional trade name.

Sterling Heat Specialties Inc., Massachusetts, requested by letter dated September 9, 1954 that the resolution adopted February 5, 1952 and amended on February 24, 1954 under Cal. No. 787-51-SA be amended so as to permit the Sterling Suspended Gas-fired Unit Heater Models 55S, 90S, 120S, 160S and 200S to be marketed by the Burnham Corporation, Irvington, New York under the trade name, "Burnham". The application was reopened by a vote of the Board on September 21, 1954.

Recommendation

The Committee on Test recommends that the resolution adopted February 5, 1952 under Cal. No. 787-51-SA be amended so as to permit the Sterling Suspended Gas-fired Unit Heaters Models 55S, 90S, 120S, 160S and 200S to be marketed by the International Heater Company, Utica, New York under the trade name Economy Suspended Gas-fired Unit Heater and by the Fedders Quigan Company, Buffalo, New York under the trade name Fedders Series 18 Gas-fired Unit Heaters and the Burnham Corporation, Irvington, New York under the trade name of "Burnham Gas-fired Unit Heater", on condition that the requirements of the resolution adopted February 5, 1952 under Cal. No. 787-51-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of February 5, 1952 and February 24, 1954 in accordance with the above report.

298-53-SA

APPLICANT—Avco Manufacturing Corp., Bendix Home Appliances Division, owner (Bruno-New York, Inc., Agent).

SUBJECT—Application April 15, 1953—Bendix Automatic Dryer, Models DCF-N and M, DDF-N and M (standing pilot), DCF-NS and MS and DDF-NS and MS (automatic ignition), approval of.

APPEARANCES—

For Applicant: A. E. Wixon.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 298-53-SA

Subject: Bendix Automatic Dryer Models DCF-N, DCF-M, DDF-N, DDF-M, DCF-NS, DCF-MS, DDF-NS, DDF-MS, DEF-N, DEF-M, DEF-NS, DEF-MS, DEF-NA and DEF-MA, approval of.

Bendix Home Appliance Division of Avco Manufacturing Company, South Bend, Indiana, filed April 15, 1953 an application with the Board of Standards and Appeals for approval of the appliance known as Bendix Automatic Dryer Models DCF-N, DCF-M, DDF-N, DDF-M, DCF-NS, DCF-MS, DDF-NS, DDF-MS, DEF-N, DEF-M, DEF-NS, DEF-MS, DEF-NA and DEF-MA under the provisions of C26-178 and Article 12 Chapter 26 Administrative Building Code.

Purpose

This appliance is a drying tumbler for clothes using gas heat as the drying medium.

Description

The dryer consists essentially of an outer casing, inner casing and controls.

The requested models are identical to the models approved July 17, 1951 under Cal. No. 229-51-SA wherein the Board approved the Automatic Dryers Models F-703 and F-705 except as to exterior cabinet changes and styling. The method of driving the cylinder, safety controls, burners and heater box are identical to the F-703 and F-705.

Inspection and Test

Details of construction of the requested models were compared with the models F-703 and F-705 (approved July 17, 1951 under Cal. No. 229-51-SA) and were found to comply as herein described.

The requested models have been approved by the American Gas Association under certificate 6-(18.1 and .11).001.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends that the Bendix Automatic Dryer Models DCF-N, DCF-M, DDF-N, DDF-M, DCF-NS, DCF-MS, DDF-NS, DDF-MS, DEF-N, DEF-M, DEF-NS, DEF-MS, DEF-NA and DEF-MA be approved for voluntary installation when installed in accordance with the requirements of Chapter 26 Article 12 Administrative Building Code and further that each machine bears a label, permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 298-53-SA."

The Committee further recommends that the units using less than 50,000 BTU's and requiring constant manual control need not be connected to a flue, and that all ports and orifices are approved for the type of gas approved by the A.G.A.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

301-53-SA

APPLICANT—Avco Manufacturing Corporation, Bendix Home Appliances Division, owner (Bruno-New York, Inc., agent).

SUBJECT—Application April 15, 1953—Bendix Economat Washer, Model WCH and WDH, Bendix Dialomatic Washer, Model WCN and WDN, approval of.

APPEARANCES—

For Applicant: A. E. Wixon.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 301-53-SA

Subject: Bendix Washer, Models WCH, WDH, WCN, WDN, WEH, WEA and WEN, approval of.

Bendix Home Appliance Division of Avco Manufacturing Corporation, filed April 15, 1953 an application with the Board of Standards and Appeals for approval of the appliance known as the Bendix Washer, Models WCH, WDH, WCN, WDN, WEH, WEA and WEN under the provisions of the Submerged Inlet Rules of the Board.

Purpose

The appliance is an automatic clothes washing machine.

Description

The washer is essentially an agitator type washer using, however, a completely flexible tub of a special rubber compound in which the clothes are both washed and squeezed dry.

The requested models are similar to the model H-501, approved by the Board on October 4, 1949 under Cal. No. 573-49-SA—Vol. I, incorporating the same water supply system, valves and other working parts, the only difference being in the exterior styling and cabinet modifications.

The Models WCN, WDN and WEN have no fill system as the operator fills the machine manually.

The model WEA has a non-thermostatic inlet valve instead of the thermostatically controlled Dole valve.

Inspection and Test

The requested models were inspected by Asst. Engr. J. A. Darts, Committee on Test and were compared with the Model H-501, approved by the Board October 4, 1949 under Cal. No. 573-49-SA Vol. I and the only difference noted were in the cabinet styling as herein described.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Bendix Washers, Models WCH, WDH, WCN, WDN, WEH, WEA, and WEN as manufactured by the Bendix Home Appliance Division of Avco Manufacturing Corporation as meeting the requirements of the Submerged Inlet Rules of the Board and as meeting the requirements of C26-1277.o.h Administrative Building Code when connected for the individual unit.

Nothing in this recommendation shall be deemed to permit the use of the appliance in battery connection.

It is further recommended that each unit shall bear a label permanently affixed reading:—"Approved by the Board

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of Standards and Appeals for use in New York City under Cal. No. 301-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

335-53-SA

APPLICANT—Surface Combustion Corp., owner.
SUBJECT—Janitrol Gas-fired Duct Furnace, Models 85, 94, 100, 125, 175, 225 and 450, approval of.

APPEARANCES—

For Applicant: Frederick T. Head.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 335-53-SA

Subject: Janitrol Gas-Fired Duct Furnace, Series 94, Sizes 85, 100, 125, 175, 225 and 450, approval of.

The Surface Combustion Corporation, owner-manufacturer filed April 28, 1953 an application with the Board of Standards and Appeals for approval of the Janitrol Gas-Fired Duct Furnace under the provisions of C26-780.6 and C26—Article 12 of the Administrative Building Code.

Purpose

Suspended Gas-Fired appliance for duct installation for heating air in conjunction with air conditioning and air tempering installation where air is circulated by a remotely located fan.

Description

The units are provided with a means of attaching to rectangular inlet and outlet ducts. The complete heat exchanger assembly is furnished with permanently high temperature ceramic material highly resistant to acid and moisture. The casing is furnished in hammer gray. The burners are amplified type with alloy ribbons, built in draft hood with rear vent connection, automatic electric pilot which permits operation of gas valve in case pilot is not burning, low voltage magnetic gas valve, circuit so that motor and valve are energized simultaneously to turn gas supply off or on as fan motor is started or stopped.

If for any reason blower does not start, the limit switch shuts off gas valve so that no gas will be supplied to the burner. There is a transformer with outlet box, gas pressure regulator, indicating type burner shut off valve, adjustable pilot, gas cock and gas tubing with fittings. The models differ as to BTU's input, Models 85 have 85000 BTU input, Model 100 has 100000, Model 125 has 125000, Model 175 has 175000, Model 225 has 225000 and Model 450 has 450000.

Inspection and Test

A model of this appliance was inspected and tested at 864 Westchester Avenue, Bronx, New York and found to operate as designed. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and F. T. Head representing the applicant. The device has been approved by the

American Gas Association for material manufactured and mixed gases, Certificate Number 4-(806-4.0 & 6.0).001 and 4-(837-2.0 & 806-7.0).001.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Janitrol Gas-Fired Duct Furnace Series 94, Sizes 85, 100, 125, 175, 225 and 450 for use in New York City for Suspended Duct Installation in non-explosive atmospheres where air is circulated by remotely located fans, on condition that each installation bear a label firmly affixed reading: "Approved by the Board of Standards and Appeals for suspended installation in other than explosive atmospheres under Cal. No. 335-53-SA" and further that all ports and orifices shall be as approved by the A.G.A. for type of gas used and so maintained.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

391-53-SM

APPLICANT—B. F. Goodrich Co., Plastics Products Division, owner.

SUBJECT—Application May 15, 1953—Koroseal (vinyl plastic coated fabric for folding doors), approval of.

APPEARANCES—

For Applicant: Donald M. Dean.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 391-53-SM.

Subject: Koroseal (vinyl plastic coated fabric), approval of.

B. F. Goodrich Company, Plastics Product Division, Marietta, Ohio, filed May 15, 1953, an application with the Board of Standards and Appeals for approval of the material known as Koroseal (vinyl plastic coated fabric) under the provisions of the Flameproofing Rules of the Board and C26-715.0 Administrative Building Code.

Purpose

The material is to be used as a flameproof fabric in places of public assembly and also to be used for folding doors.

Description

The material is a synthetic resin; polyvinyl chloride, that is calendered on a cotton fabric, 1.85 cotton drill. The drill is flameproofed with an approved flameproofing compound. The finished weight of the fabric is 27 oz. per lineal yard. After the calendering process the material is embossed for decorative purposes.

Inspection and Test

Samples of the material were flame tested in accordance with the Flameproofing Rules of the Board at the Better Fabrics Testing Bureau in the presence of Asst. Engr.

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J. A. Darts, Committee on Test. W. H. Kays representing the applicant and W. H. Materson of the Laboratory.

Results of the test were as follows:

Flame Test Results

Length	Flash	Flame	Glow	
			In Char	Out of Char
1	None	1	None	None
2	None	None	None	None
3	None	2	None	None
Width				
1	None	3	None	None
2	None	2	None	None
3	None	None	None	None

Average time of flaming= $1\frac{1}{3}$ seconds.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Koroseal (vinyl plastic coated fabric) for use as a flameproof fabric as provided under the flameproofing rules of the Board.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a laboratory approved by him in accordance with the flameproofing rules of the Board.

The Committee further recommends that this material may be used for folding doors, but such doors shall not be used in lieu of fire resistive rated doors.

It is further recommended that each bolt of this fabric shall be tagged or marked:—"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 391-53-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

105-54-SA

APPLICANT—Seaberg Elevator Co., Inc., and Armor Elevator Co., Inc., owners.

SUBJECT—Application February 5, 1954—Seaberg Elevator Co., Inc., and Armor Elevator Co., Inc., Oil Buffer (for elevator car or counterweight), Types A and S, approval of.

APPEARANCES—

For Applicant: M. Wesley and E. Mayer.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 105-54-SA.

Subject: Seaberg Elevator Company Inc., and Armor Elevator Company, Inc., Oil Buffer; approval of.

Seaberg Elevator Company, Inc., and Armor Elevator Company, Inc., New York, filed February 5, 1954, an ap-

plication with the Board of Standards and Appeals for approval of the Seaberg Elevator Company, Inc. and Armor Elevator Company, Inc., Oil Buffer Types A and S under the provisions of C26-950.0 Administrative Building Code.

Purpose

The device is designed to stop or retard the elevator car or counter weight.

Description

The buffer operates to retard and stop the car or counterweight at a rate of deceleration no greater than gravity. It is designed to be placed in the pit under the car with a stroke length of 8 inch, 12 inch and 18 inch corresponding to a maximum, governor tripping speed of 390-480 and 590 feet per minute.

Different sizes of control rods and plunger cylinders are provided to meet the required speed of car and counterweight at a maximum weight of car and counterweight of 7000 lbs. or minimum weight of 3000 lbs.

The control rod is tapered and will give an average retardation of 32 feet per second per second medium loads.

In operation, when the buffer is being compressed by car or counterweight, oil is forced from the lower cylinder into the top plunger through a ring shaped orifice. The flow of oil passing through the orifice is controlled by a tapered steel rod, which as the plunger is being forced down reduces the opening, thereby, obtaining a constant retarding force with a decrease in speed of the plunger. A heavy rubber cushion is mounted in the top of the plunger whereby, the final stroke initiates a cushioning action before the main action of the stroke takes place. After the load has been removed from the buffer an internal spring returns the plunger to its normal position.

Inspection and Test

The buffer, spring return type—18 inch stroke was tested at the National Bureau of Standards as having the following rating.

Max. weight of car or counterweight—7000 lbs.

Min. weight of car or counterweight—3000 lbs.

Max. governor tripping speed — 590 ft. per minute

The tests were made in accordance with the requirements of C26-1187.0 to C26-1191.0 inclusive, Administrative Building Code.

The Bureau has further certified that the buffer having a different stroke length will give the following:

Stroke	Weight of Car		Max. governor tripping speed
	Min.	Max.	
12 in.	3000 lbs.	7000 lbs.	480 ft. per minute
8 in.	3000 lbs.	7000 lbs.	390 ft. per minute

Recommendation

On the basis of the foregoing data, the Committee on Test recommends the approval of the Seaberg Elevator Company Inc. and Armor Elevator Company, Inc., Oil Buffer types A and S when installed in accordance with the provisions of the Administrative Building Code when used within the limitations herein described and marked as required under C26-950.0 Administrative Building Code and further that the appliance bears a label permanently affixed reading as follows:—"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 105-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

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188-54-SM

APPLICANT—Bolta Corporation, owner.
SUBJECT—Application March 11, 1954—Bolta-Wall (wall covering), approval of.

APPEARANCES—

For Applicant: P. R. Hofmann.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 188-54-SM

Subject: Bolta-Wall (wall covering), approval of.

Bolta Corporation, Lawrence, Mass. filed March 11, 1954 an application with the Board of Standards and Appeals for approval of the material known as Bolta-Wall (wall covering) under the provisions of C26-667.0.7.b Administrative Building Code.

Purpose

The material is to be used as a wall covering.

Description

The material is a plastic wall covering consisting of a layer of rubber impregnated fiber which is laminated by pressure, to a layer of fire retardant vinyl plastic. The total thickness of the sheet is 0.037 in.

Inspection and Test

Samples of the material were inspected by Asst. Engr. J. A. Darts, Committee on Test and were found to be less than 1/20 of inch in thickness. The material has also been tested in accordance with Federal Specification SS-A-118a and is classified as Fire Retardant.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Bolta-Wall (wall covering), for voluntary installation under the provisions of C26-667.0.7b Administrative Building Code on condition that it be attached directly on an incombustible material having a smooth plane and dry surface and further that each container in which the material is marketed shall be marked, labeled or stamped:—"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 188-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

381-54-SA

APPLICANT—The National Radiator Co., owner.
SUBJECT—Application May 4, 1954—National Packet Gas-fired Boiler, Model GK-16-W, approval of.

APPEARANCES—

For Applicant: Joseph E. Lindsay.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 381-54-SA.

Subject: National Packet Gas-Fired Boiler Model GK-16-W, approval of.

National Radiator Company, Johnstown, Pa. filed May 4, 1954 an application with the Board of Standards and Appeals for approval of the National Packet Gas-Fired Boiler, Model GK-16-W under the provisions of Article 12 Chapter 26 Administrative Building Code.

Purpose

The appliance is a gas-fired hot water heating and hot water supply boiler intended for domestic and commercial installations.

Description

The boiler is constructed of 1/4 inch steel, tubular type, encased in a 20 gauge sheet metal insulated jacket.

The burner is of the single port, up shot type and is assembled of the following parts:—

Flame spreader, safety pilot, mixing tube, mixer shield, diaphragm valve, manual set handle and pilot ignitor valve.

The boiler is equipped with a combination altitude-pressure gauge and thermometer; relief valve, water circulator, automatic air vent, by pass line with adjustable modulating valve, draft diverter and connector, built-in expansion tank and air eliminator flow regulating valve (for tankless heaters and dual limit water temperature control).

The main gas line controls consists of: hand shut off valve, diaphragm valve and a gas pressure regulator.

Inspection and Test

The appliance was inspected and tested at 88-13 Jamaica Avenue, by Asst. Engr. J. A. Darts, Committee on Test and representatives of the applicant. The appliance functioned as designed and the controls operated as required. The appliance has been approved by the American Gas Association under Certificate 4-1244.001.

Recommendation

On the basis of the inspection and test, the Committee on Test recommends the approval of the National Packet Gas-Fired Boiler Model GK-16-W when constructed in accordance with this report and installed in accordance with the requirements of Article 12 Chapter 26 Administrative Building Code for use in New York City in domestic and commercial installation but not for use in garages or places of explosive atmosphere and that all gas ports and orifices are of a type as approved by the A.G.A. and that appliance bears a label permanently affixed reading as follows:—"Approved by the Board of Standards and Appeals for use in New York City under Calendar No. 381-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

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384-54-SA

APPLICANT—Economics Laboratory, Inc., owner.
SUBJECT—Application May 10, 1954—El Rinse Injector,
Model RP-3 (for dishwashing machines), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance
with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 384-54-SA

Subject: El Rinse Injector, RP-3, approval of.

Economics Laboratory Inc., St. Paul, Minn., filed May 10,
1954 an application with the Board of Standards and Appeals
for approval of the appliance known as El Rinse Injector,
RP-3 under the provisions of the Submerged Inlet Rules of
the Board.

Purpose

The purpose of the appliance is to inject a surface active
agent in final rinse line of commercial dishwashing machine.

Description

The injector is an automatically controlled metering pump
designed to inject a chemical into the final rinse water of
a dishwashing machine.

The machine is a stainless steel cabinet housing the pump,
solution tank, water supply lines and all necessary piping,
electrical connections and all other valves and switches neces-
sary to the proper operation of the appliance.

The tank in which the water and chemical are mixed is
5 $\frac{5}{8}$ inches by 17 $\frac{1}{2}$ inches and has a cover. An over-flow
1 $\frac{1}{2}$ inches by $\frac{1}{4}$ inches is located $\frac{3}{4}$ inches below the top
of the tank. The water supply line terminates 1 $\frac{1}{2}$ inches
above the cover of the tank so that there is an air-gap of
1 $\frac{1}{2}$ inches above the cover of the tank and 2 inches above
the over-flow opening.

Inspection and Test

The details of construction and the injector were inspected
by Asst. Engr. J. A. Darts, Committee on Test and E. A.
Bauman, Department of Water Supply, Gas and Electricity.
The construction of the injector and the air-gap were found
to be in compliance with submitted details.

Recommendation

On the basis of the inspection and the data filed by the
applicant, the Committee on Test recommends the approval
of the appliance known as El Rinse Injector, RP-3 for use
in New York City when constructed with an air-gap as
herein described and installed in accordance with the require-
ments of the Submerged Inlet Rules of the Board and fur-
ther each appliance shall bear a label permanently affixed
reading as follows:—"Approved by the Board of Standards
and Appeals for use in New York City under Cal. No.
384-54-SA."

The Committee further recommends that the chemical used
in the injector shall be a chemical approved by the Depart-
ment of Health for the service intended.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does
hereby *approve* this appliance in accordance with the above
report.

385-54-SM

APPLICANT—Treesdale Laboratories and Textile Process-
ing Co., owner (Leo Baron and E. Gottlieb and Associates,
Agents).

SUBJECT—Application May 11, 1954—Permaproof S. D.
(flameproofing compound), approval of.

APPEARANCES—

For Applicant: Austin Haldenstein.

ACTION OF BOARD—Material approved in accordance
with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 385-54-SM

Subject: Permaproof SD (Flameproofing Compound), ap-
proval of.

Treesdale Laboratories and Textile Processing Company,
Pittsburgh, Pa. filed May 11, 1954 an application with the
Board of Standards and Appeals for approval of the mate-
rial known as Permaproof SD (Flameproofing compound),
under the provisions of the Flameproofing Rules of the
Board.

Purpose

The material is a flameproofing compound used to flame-
proof fabrics in places of public assembly.

Description

Permaproof SD is a flame resistant chemical compound
whose base is an aluminum salt. This compound is suitable
for cotton material.

Application is performed in a finishing plant by immersing
the fabric in a water solution of the compound; squeezing,
drying and then curing for up to four minutes at a tempera-
ture between 300°F and 350°F. The treated fabric is then
given a flat wash in 140°F water only.

Inspection and Test

The material Permaproof SD was flame tested at the
Better Fabrics Testing Bureau in the presence of Asst. Engr.
J. A. Darts, Committee on Test, J. S. Heavilin representing
the applicant and W. H. Masterson of the Laboratory.

One sample of all cotton, weighing 11.40 oz. per sq. yd. was
tested in accordance with the requirements of the Flame-
proofing Rules of the Board. There was no flashing, flaming
or glow in any of the test specimens. The complete report
is on file with and is part of the record.

Recommendation

On the basis of the test and the data filed by the applicant,
the Committee on Test concludes that Permaproof SD
(flameproofing compound), possesses inherent flameproofing
properties and accordingly recommends approval of the
material for use with the cotton material herein described.

Tests for each specific installation or any retests thereof
shall be made by the Fire Commissioner or in a laboratory
approved by him, in accordance with the requirements of the
Flameproofing Rules of The Board.

The Committee further recommends that each container
in which Permaproof SD is marketed shall be labeled or
marked:—"Approved by the Board of Standards and Ap-
peals for use in New York City under Cal. No. 385-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

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Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

476-54-SA

APPLICANT—Automatic Sprinkler Corp. of America, owner.

SUBJECT—Application June 4, 1954—Automatic Pendent Spray Sprinkler, Model 38-700, approval of.

APPEARANCES—

For Applicant: A. E. Johnson.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 476-54-SA

Subject: Automatic Pendent Spray Sprinkler, Model 38-700, approval of.

Automatic Sprinkler Corporation of America, owner-manufacturer filed June 4, 1954 an application with the Board of Standards and Appeals for approval of the "Automatic" Pendent Spray Sprinkler under the provisions of C26, Title C, Article 16, Administrative Building Code.

Purpose

A link and lever type pendent sprinkler head for extinguishing fire.

Description

This sprinkler is of the link and lever type. The frame is a high quality bronze casting. The orifice is $\frac{1}{2}$ inch shoulder style and is sealed by a thin copper gasket and copper cap. These are held in place by the toggle action of two forged brass levers. The inner ends of these levers pivot on a small bronze pin while the tension is created by the top compression screw. The outer ends are held by the soldered link. The link is the temperature sensitive part of the sprinkler. It is made of two small bronze plates soldered together with solder of the proper degree rating. A small brass pin encased in the solder in the middle of the link adds strength and snap action. The compression screw is staked permanently in the frame once the proper tension has been made. The deflector is a bronze stamping and is spun tightly onto the top boss of the sprinkler frame.

Inspection and Test

The Automatic Pendent Spray Sprinkler, Model 38-700 was inspected at the office of the Board and an upright sprinkler of same construction was inspected and tested at Pier 27 East River.

The Automatic Pendent Spray Sprinkler has been approved by the Factory Mutual and the Underwriters Laboratories.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Automatic Pendent Spray Sprinkler, Model 38-700 for use in New York City, when installed in accordance with this report and the provisions of C26, provided each Sprinkler Head be stamped with the word "Automatic" and Model Number 38-700.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

477-54-SA

APPLICANT—Automatic Sprinkler Corporation of America, owner.

SUBJECT—Application June 4, 1954—Automatic Upright Spray Sprinkler, Model 38-600, approval of.

APPEARANCES—

For Applicant: A. E. Johnson.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 477-54-SA

Subject: Automatic Upright Spray Sprinkler, Model 38-600, approval of.

The Automatic Sprinkler Company of America, owner-manufacturer filed June 4, 1954 an application with the Board of Standards and Appeals for approval of the Automatic Upright Spray Sprinkler, Model 38-600 under the provisions of Article 16 Administrative Building Code.

Purpose

An upright spray sprinkler designed to operate upon the melting of a fusible link.

Description

The "Automatic" Spray Sprinkler is of the link and lever type. The frame is a brass casting and is the same as used on the older style "Automatic" Issue "A" Sprinkler except the top boss (which holds the deflector disc) is cut just a little shorter.

The orifice is a $\frac{1}{2}$ inch shoulder style and is sealed by a thin copper gasket and copper cap. These are held in place by the toggle action of two forged brass levers. The inner ends of these levers pivot on a small bronze pin while the tension is created by the top compression screw. The outer ends are held by the soldered link.

The link is the temperature sensitive part of the sprinkler. It is made of two small bronze plates soldered together with solder of the proper degree rating. A small brass pin encased in the solder in the middle of the link adds strength and snap action.

The compression screw is staked permanently in the frame once the proper tension has been made.

The deflector and deflector disc are spun tightly onto the top boss of the sprinkler frame.

Inspection and Test

The sprinkler was inspected and tested at Pier 27 East River and found to operate as designed. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and A. E. Johnson representing the applicant. The Sprinkler has been approved by the Underwriters Laboratories extinguisher #1834 application #52C216 and by the Factory Mutual Laboratories Report #12224.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the "Automatic" Upright Spray Sprinkler, Model 38-600, for use in New York City, when manufactured and installed in accordance with this report and the provisions of Article 16 of the Administrative Building Code

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provided that each sprinkler head be stamped with the word "Automatic" and Model #38-600.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

535-54-SM

APPLICANT—Wissahickon Plush Mills Inc., owner (Frankel Associates Inc., agent).

SUBJECT—Application June 14, 1954—Boucle Velvet (drapery material), approval of.

APPEARANCES—

For Applicant: Milton Hirsch.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 535-54-SM

Subject: Boucle Velvet (drapery material), approval of.

Frankel Associates Inc., New York, for Wissahickon Plush Mills, Inc., filed June 14, 1954 an application with the Board of Standards and Appeals for approval of the material known as Boucle Velvet under the provisions of the Flameproofing Rules of the Board.

Purpose

The material is to be used as drapery material in places of public assembly.

Description

The material is a boucle velvet consisting of 60% cotton and 40% viscose rayon. The material is then flameproofed with an amine phosphate compound non-hydroscopic type.

Inspection and Test

The material was inspected and tested at the Better Fabrics Testing Bureau in the presence of Asst. Engr. J. A. Darts, Committee on Test and W. H. Masterson representing the Laboratory. The test was conducted in accordance with the requirements of the Flameproofing Rules of the Board.

Results were as follows:

There was no flashing, flaming or glow in any of the specimens tested.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test concludes that the material Boucle Velvet as manufactured by Wissahickon Plush Mills Inc., and flameproofed as described, possesses flameproof properties and accordingly recommends the approval of this material.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a laboratory approved by him, in accordance with the requirements of the Fireproofing Rules of the Board.

The Committee further recommends that each bolt of this fabric shall be tagged or marked:—"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 535-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

229-38-SM

APPLICANT—The Ruberoid Company, owner.

SUBJECT—Application for consideration—reopening as to amend as to change of ownership for report—re Ebsary Plasterboard and Lath-Plain or Perforated $\frac{3}{8}$ inch thick; previously approved.

APPEARANCES—

For Applicant: R. R. Heiges.

ACTION OF BOARD—Application reopened for report as to change of ownership.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

750-38-SA

APPLICANT—Crane Company, owner.

SUBJECT—Application for consideration—reopening as for report as to change of name of device as approved—re C-7830 Vacuum Breakers for supply fixtures, sizes $\frac{3}{8}$, $\frac{1}{2}$, $\frac{3}{4}$, 1, $1\frac{1}{4}$, $1\frac{1}{2}$, 2 and 3 inches; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to change of name of device previously approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

632-45-A—Vol. V

APPLICANT—Henry G. Harris, for Clara Frankel, owner.

SUBJECT—Application reopened October 13, 1954 re amendment as to terrace—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—1326-1330 Ocean parkway, west side, 200 ft. south of Avenue M, Block 6568, Lots 20, 21 and 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry G. Harris.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated July 15, 1954, on amendment to Alt. Applic. 2661/52 reads:

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"Variations from plans approved by the B. S. & A. to be resubmitted back to the Board for their consideration. (Refer to Cal. No. 632-45-A) Vol. V."

and

WHEREAS, the applicant states that it is now proposed to erect a one-story open terrace across the front of the building as indicated on revised plans filed with this appeal marked "Received September 9, 1954", three sheets; and

WHEREAS, that applicant states that the Park Commissioner has issued Permit No. B-385 P-2418 on Document M-4934 dated June 22, 1954, to provide the uncovered terrace at the front of the existing building as indicated on plans filed with this appeal.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 29, 1946, as amended by resolution adopted by the Board February 24, 1954, by adding thereto:

"that in the event it desires to construct an open terrace, without cellar, across the front of the building as indicated on plans filed with this appeal marked, 'Received, September 9, 1954' (3 sheets), and for which, as represented, an approval has been obtained from the Park Commissioner, such open porch addition may be constructed on condition that the construction shall comply in all other respects with the resolution above cited, and shall comply, when not inconsistent, with the amended resolution."

799-53-A

APPLICANT—Leonard F. Rothkrug, for Congregation Ahavath Israel and Talmud Torah, of East Midwood, Inc., owner.

SUBJECT—Application November 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1122 East 29th street, west side, 140 ft. south of Avenue K, Block 7628, Lot 53, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 26, 1953, acting on Alt. Applic. 4380/53, reads:

"1. Proposed change of occupancy from residence to public building in a frame building is contrary to 2.1.3.5 B.C. as per 4.2.1 B.C.

2. Exit doors to be 3 ft. min. as per 6.2.1 B.C.

3. Two exits to be available for occupants of 1st fl. without passing thru occupied room as per 6.1.2.4 B.C.

5. Provide 2 exits from boiler room as per 6.1.2.5 B.C.

6. Provide enclosure for stair of 3 hr. fire rating as per 6.4.1.8.1 B.C.

7. Cellar partitions to be of incombustible material as per department regulation.

10. Fire retard cellar and first fl. ceilings as per 10.11 B.C.

11. Outlets from exits on 1st floor to lead to street thru fire protected passageway or court as per 6.4.1.8.1 B.C."

and

WHEREAS, the applicant states that the building 2 stories, 23 ft. in height; 19 ft. 6 in. by 58 ft. in area at 1st floor; 18 ft. 9 in. by 49 ft. in area at 2nd floor, of class 4 construction, erected 1917, located on a lot 40 ft. by 100 ft. in area, in a residence use, E area, class 1 height district, and used and occupied—cellar, recreation room, storage and boiler room; 1st and 2nd floor, combined, dwelling, 1 family; and

WHEREAS, Certificate of Occupancy #50094, issued April 13, 1928, upon completion of work under Permit 12502-27, permits the present use and occupancy; and

WHEREAS, it is now proposed to use and occupy the building as follows: cellar, recreation room, storage and boiler room; 1st floor, classrooms, 30 persons; 2nd floor, caretaker's apartment; that the building is provided with one 3 ft. wide interior wood stairs, enclosed in partitions of wood studs and wood lath and plaster, equipped with wood doors which are not self-closing; stair hall leads to street and is provided with a ladder and scuttle to roof; and

WHEREAS, the applicant states that it is proposed to change the use of the building to provide two temporary classrooms on the 1st floor for religious training of approximately 30 children in conjunction with synagogue operated by the owners on the southwest corner of East 29th street and Avenue K and separated by the building in question by a two story one-family frame dwelling; that the 2nd floor of the building in question will be used as a residence for the caretaker; that the two classrooms on the 1st floor will be 18 ft. 6 in. by 23 ft. and 14 ft. 6 in. by 16 ft. in area, and each will accommodate approximately 15 children between the ages of 6 and 13 years; that the 1st floor exit doors will be made to swing in the direction of egress and the interior stairway leading to the 2nd floor will be enclosed in 1 hour partitions, equipped with ¾ hour opening protective assembly on the 1st floor and the 1st floor ceiling will be covered with 26 gauge metal over the existing plaster on wood lath; that the 2nd floor will be provided with a new multiple dwelling law type fire escape at the rear leading to the street through a side yard on the same plot; that the cellar will be used for ordinary use except for recreation room approximately 300 sq. ft. in area, to be used by the children during inclement weather; that the cellar ceiling will be covered with 25 gauge metal over the present ceiling; and the cellar stairway leading to the street through the side yard and 1st floor will be enclosed with 1-hour partitions and the opening protected with ¾ hour assembly; that the building is an isolated structure with side yards on each side and it would effect a hardship and be impractical to require that an enclosed passageway be constructed as directed by objection 11, issued by the Borough Superintendent; and

WHEREAS, the applicant contends as to objection 1, issued by the Borough Superintendent, that the structure is isolated from the lot lines 4 ft. on one side and 12 ft. on the other, and in view of the proposed small number of occupants and the careful supervision of the students at all times the hazard is greatly reduced; and contends as to objection 2, that this objection is unfounded; that doors less than 3 ft. in width are permitted where there is more than one exit; that the front exit door is 2 ft. 8 in. and the rear exit door is 2 ft. 6 in.; and contends as to objection 3, that in this small intimate group of persons there is a freedom of access to both the exits front and rear; and contends as to objection 5, that the boiler room in the cellar contains the ordinary domestic type steam boiler and except for a repair man for the oil burner and occasional use of the recreation room in inclement weather the use of the cellar area is intermittent; that it is proposed to fire retard the ceiling with 26 gauge metal over the present plaster ceiling and enclose the cellar stair with 4 in. cinder concrete block, equipped with ¾ hour fire test doors; and contends as to objection 6, that the occupant of the 2nd floor will be the principal of the school and it is proposed to provide a new multiple dwelling type fire escape as an emergency exit from this area in addition to the one-hour stair enclosed to 1st floor; and contends as to objection 7, issued by the Borough Superintendent, that there is no statutory basis for this objection; and contends as to objection 10, of the Borough Superintendent, that the ceiling of the 1st floor and cellar will be fire retarded with a new 26 gauge metal on the present plaster ceiling; and contends as to objection 11, it would be impractical to provide enclosed passageways; and

WHEREAS, the premises was inspected by a committee of the Board and note taken of type of building, size of lot, etc., and the committee recommended that the appeal should

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not be granted as it felt the church should not attempt to use this building for school purposes; that it should build a temporary inexpensive school building, complying with the requirements of the Code until such time as it acquires enough property to build a proper school; and

WHEREAS, the premises and area were inspected by a Committee of the Board.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 4380/53. Objections 1, 2, 3, 5, 6, 7, 10 and 11, be and it hereby is affirmed and that the appeal be and it hereby is denied.

879-53-A

APPLICANT—Harry L. Alper, for Marian R. Feist, and Harold A. Rouse, owners (Third-Mile Shoe Co., Inc. lessee).

SUBJECT—Application December 10, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1536 Third avenue, west side, 72 ft. 8½ in. north of East 86th street, Block 1515, Lot 36, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry L. Alper.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, Order No. 70291 LF issued by the Fire Commissioner October 13, 1953, reads:

"1. Provide a non-automatic sprinkler system in cellar, as provided in Ch. 26, Art. 16, Adm. Code, and in connection therewith provide an automatic fire alarm complete with Central Office connection."

and

WHEREAS, the decision of the Fire Commissioner, dated November 13, 1953, reads:

"Your letter of November 9th relative to our Order No. 70291-LF pending against premises 1536 Third Avenue, New York City, has been received and is hereby acknowledged.

Please be advised that your request to install an engineer's ladder and access door from the sidewalk to the cellar in lieu of a sprinkler system in the above premises is not deemed acceptable and is hereby denied."

and

WHEREAS, the applicant states the building is 5 stories, 60 feet, in height, 28 ft. front by 94 ft. in depth at 1st floor, 28 by 84 ft. in depth at typical floor, of Class 3 construction, erected in 1898, located in a business use, B area, Class 1½ height district; used and occupied since 1940: Cellar—storage, 0 persons; 1st floor—shoe store, 48 persons; 2nd to 5th floors—vacant and unoccupied. The building is provided with one interior stairs serving the upper floors located at the front of the building, 3 ft. wide of wood construction, and one stairs at the rear leading to cellar enclosed in fireproof partitions, equipped with ¾ hour fire test, self-closing doors; in addition there is a fire escape at the rear leading to roof by ladder; and

WHEREAS, the applicant contends that to be required to comply with the Fire Commissioner's order would impose great hardship and entail great expense that would not result in providing as good protection as the alternative system proposed would; that it is proposed to install an automatic wet type sprinkler system connected to the existing house supply and provided with the necessary control and check valves and a single Fire Department hose connection at sidewalk and a local water flow alarm; that the 2nd to 5th floors are vacant and their use discontinued; that the 1st floor is used as a shoe store and stock room with no continuous occupancy; that the floor construction between the

cellar and the first floor consists of brick arches, steel beams and the cellar floor is concrete; that access to cellar is by means of a fireproof enclosed stairway located at the rear of the store; and

WHEREAS, the applicant states that the house water supply connection is 1¼ in. in diameter.

Resolved, that the decision of the Fire Commissioner, as stated in Order #70291 LF, Objection 1, be and it hereby is modified and that the appeal be and it hereby is granted, to permit the installation of a wet sprinkler system as now proposed and as indicated on revised plans marked "Received December 10, 1953", as amended by revised plan marked "Received November 18, 1954" (1 sheet), on condition that a separate main from the street not less than 2 inches in diameter with heads spaced on the cellar ceiling shall be installed as indicated, equipped with valve and waterflow alarm and a Siamese on the exterior not less than 3 inches in diameter; that all such installation shall be maintained to the satisfaction of the Fire Commissioner.

101-54-A

APPLICANT—Maurice Intrator, for Stanley Pulak, owner.

SUBJECT—Application February 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—106-19 Sutphin boulevard, east side, 40 ft. north of South road, Block 10060, Lot 28, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Amos Robins.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 3, 1954, on Alt. App. 2482/53, reads:

"1. Creation of attic bedrooms in frame 2-story & attic 2 family house is contrary to 4.2.1 (table)."

and

WHEREAS, the applicant states the building is 2½ stories, 33 ft. in height, 18 ft. by 38 ft. in area, of Class 4 construction, erected in 1914 on a lot 25 by 150 ft. in area, now located in a business use, D area Class 1 height district; used and occupied since 1914: Cellar—boiler room and storage; 1st floor—dwelling, one family; 2nd floor and attic combined—dwelling, one family; and

WHEREAS, the applicant contends the building was erected in November, 1913 and the owner purchased it as a two-family dwelling from the builder in its present state; that the owner has verified that no alterations have been made since the original construction; that the point now in question is the existence of attic rooms which are used in conjunction with the 2nd floor apartment; that lawful and adequate precautions against fire hazard will be taken by the addition of a drop ladder to the ground from extension roof and a ladder from extension roof to new attic doorway; that it is also proposed to utilize the existing large closet space for toilet and it is requested that the Board permit this alteration upon satisfactory evidence the attic rooms were in existence at the time of original construction; and

WHEREAS, the applicant states the floor beams in the attic are adequate to support living quarters; and

WHEREAS, the premises was inspected by a committee of the Board, which found that the house was a single family house with offices for the owner in the real estate and insurance business and that the attic was vacant but divided into rooms; and the Committee recommended that the attic may be used in connection with the one family on the second floor, making a total of two families in the house under certain conditions.

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Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 2482/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the existing finished rooms in the attic to be a part of the apartment on the second floor of the house, *on condition* that the building shall not be increased in height or area; that as a second means of egress from such attic rooms there shall be a fire escape with drop ladder to the ground at the rear, as proposed and as indicated on plans filed with this appeal, marked "Received February 11, 1954" (2 sheets).

215-54-A

APPLICANT—James E. McKillop, for Martin Leader, owner.

SUBJECT—Application March 26, 1954—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—401 Avenue F, northeast corner of East 4th street (Block 5398, part of Lot 51 and Lot 51), Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. McKillop.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decisions of the Borough Superintendent, dated March 17, 1954 on Alt. Applics. 5151 and 5152 of 1953, reads:

"1. The creating of 2 frame bldgs. for 2 families in each, from one frame bldg. occupied by 2 families, within fire limits, violates Sect. 2-1-3-5 & 4-2-1 of the Bldg. Code."

and

WHEREAS, the applicant states that the building is two stories and cellar, 27 ft. in height, 25 ft. by 66 ft. in area, of class 4 construction, erected 1923, located on a lot 30 ft. by 100 ft. in area, in a residence use, B area, class 1 height district, and used and occupied—cellar—heating plant and common use; 1st floor—one family; 2nd floor—one family; and proposed to be sub-divided and used and occupied as follows: cellar—central heating plant for common use, no persons; 1st floor—dwelling, one family in each building; 2nd floor—dwelling, one family in each building; and

WHEREAS, Certificate of Occupancy #20,377 was issued for the existing two-family frame dwelling erected under permit #1448 of 1923; and

WHEREAS, the applicant states that the structure is of frame construction, stuccoed; that the front porch is partly brick veneered; that interior stud partitions and walls are well plastered on wood lath and are in perfect condition; that the building has a peak roof but no attic; and

WHEREAS, the applicant states that Alt. Applics. 5151 and 5152 of 1953 were filed for the purpose of securing approval for changing the use of the present building now occupied by two families, one on each of the 1st and 2nd floors, to two separate buildings, each to be occupied by two families, one family on each of the 1st and 2nd floors in each building; and

WHEREAS, the applicant states that it is proposed to erect a party wall of masonry construction through the center of the present building from cellar to the highest point of the roof so as to create two new two-family dwellings; that the building will not be enlarged or extended; that a few partitions will be re-located; that a new entrance door and stair hall will be created on the East 4th street side; that an exterior stoop of masonry construction will be provided in the side yard; that required plumbing fixtures will be installed in each building; and

WHEREAS, the premises were inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent acting on Alt. Applic. 5151 and 5152 of 1953, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the reconstruction of an existing one-family, 2½ story building into two buildings by the introduction of a wall from the cellar to the peak of the roof providing the building with two halves, *on condition* that such wall shall comply with the requirements of the building code for two story buildings and that each half of the building, after the construction of such wall, shall comply in all respects with the requirements of the building code as to occupancy of not over two families on each half; that the building shall not be increased in height or in area, and that in all other respects the building shall comply with all laws, rules and regulations applicable thereto.

354-54-A

APPLICANT—Long Island Lighting Co., owner.

SUBJECT—Application April 30, 1954—Application for recommendation filed pursuant to Appeal from a decision of the Commissioner of Marine and Aviation amended August 4, 1954 to include an appeal from a decision of the Fire Commissioner.

PREMISES AFFECTED—Northerly extension of Beach 28th street and Dickens avenue, along Mott Basin (Block 171, Lots 5, 9, 18, 21, 25, 27, 28, 29, 32, 33, 34, 35, 36, 38, 50, 61, 66, 70, 72 and 74; Block 170, Lots 1, 7, 50, 59, 64; Block 172, Lots 25, 29, 33, 37, 41, 51, 55, 59, 63, 67; Block 173, Lots 1, 6, 11; Block 174, Lots 1, 10, 15, 30, 35, 40 and Block 176, Lot 1), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Jesse Carll, Jr.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Commissioner of Marine and Aviation dated April 2, 1954, on App. No. 540184, reads:

"The Fire Department advises as follows:

Pursuant to policy of the Fire Commissioner in the application of C19-95.0 of the Administrative Code, the storage, use and method of manifolded liquid chlorine cylinders of 1 ton capacity are deemed too hazardous for proper regulation and control in the interest of public safety and therefore may not be permitted; C19-11.0 of the Admin. Code.

An appeal from this decision may be made to the Board of Standards and Appeals."

and

WHEREAS, the decision of the Fire Commissioner dated August 2, 1954, reads:

"Papers transmitted in behalf of the Long Island Lighting Company relative to the use and storage of 20 cylinders of Chlorine at the above premises have been duly considered and the following objections are listed:

1. Pursuant to policy of the Fire Commissioner in the application of C19-95.0 of the Administrative Code, the storage, use and method of manifolded liquid chlorine cylinders of one ton capacity are deemed too hazardous for proper regulation and control in the interest of public safety and therefore may not be permitted: C19-11.0 of the Administrative Code."

An appeal from this decision may be made to the Board of Standards and Appeals.

and

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WHEREAS, the applicant states that it has under construction a new generating station on these premises; that the circulating water requirement for the condenser are obtained from Bayswater Channel and Mott Basin at the rate of 57,000 gallons per minute; that prior to the use of chlorine for eliminating fouling of the condenser, it was a frequent occurrence for the generator unit to be out of service once a week for condenser tube cleaning; that a total of 47.72 tons of chlorine will be consumed per year at this plant; and

WHEREAS, the applicant states it has designed an active chlorinator room and outdoor storage area to conform with the design of the Rockaway sewerage treatment works operated by the Department of Public Works, which plant is at present using 1 ton cylinders; and

WHEREAS, the applicant contends it has constructed the active chlorine room so that active 1-ton cylinders can be completely submerged with caustic soda in the event of any chlorine leaks and has provided ventilating fans in both the active chlorine and the chlorinator rooms, so controlled as to be in operation before any personnel enters either room; that a roof has been provided over the outdoor storage area to prevent any undue temperature rise in the chlorine cylinders resulting from exposure to the sun; that every precaution will be taken to prevent hazards due to leaks in the handling of 1-ton chlorine cylinders; that monorails have been provided to move the cylinders from the storage area to the active chlorine room; that adequate and safe chain hoists and lifting clamps will be provided to move the cylinders from delivery trucks to the storage area and from the storage area to the active chlorine room; that gas masks will be located at strategic points outside the chlorine area; that the applicant's engineers are qualified to handle chlorine and each holds certificates of fitness issued by the Fire Commissioner; that due to the necessary amounts of chlorine to be handled at this plant, it would be required that six or more 150 lb. cylinders a day or four 1-ton cylinders every eight days be affixed to the manifold; that as chlorine in a 150 lb. cylinder is just as hazardous as that in a 1-ton cylinder, the potential hazard will be decreased to the lesser number of cylinders to be handled; and

WHEREAS, the applicant contends that 150 lb. cylinders are more hazardous to handle than one ton cylinders due primarily to the location of their valve; that the valves on the 150 lb. cylinders are at the top of the bottle unprotected from damage during handling; that the one ton cylinders are constructed with dished heads which afford protection to the valve, located inside the dished end of the cylinder; that the outdoor chlorine storage area and the active chlorine room are located on the east side of the power station, adjacent to Bayswater Channel; that in the event of a leak in the active chlorine room, the pit will be flooded with caustic soda which will absorb the chlorine immediately; that if a leak occurs in a cylinder stored in the outdoor storage area, repairs will be made with an emergency kit available for such purpose; and in the event repairs cannot be made quickly, the cylinder will be rolled overboard; that the chlorine room and storage area are at a considerable distance from any residential area; that the applicant has had considerable experience in handling 1-ton chlorine cylinders in its other major generating stations for a period of five years; that the delivery of a truckload of 25 150-lb. cylinders every four days during heavy demands period will create transportation and supply problems and require additional qualified personnel to handle the cylinders; that the applicant will suffer financial hardship if required to use 150 lb. cylinders due to the price differential between these and one-ton cylinders; that the 1-ton cylinders will be secured by flat iron straps 2 in. wide by $\frac{1}{4}$ in. thick when in use; that flexible tubing for connecting cylinders to manifold will be of copper as recommended by the chlorine institute; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted based on the decision of the Fire Commissioner and that the portion of the appeal relating to the decision of the Commissioner of Marine and Aviation be withdrawn.

Resolved, that the decision of the Fire Commissioner, dated August 2, 1954, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the storage of liquid chlorine in ton cylinders of a type as approved by the I.C.C., substantially as proposed and as indicated on plans filed with this appeal, marked "Received April 30, 1954" (10 sheets) and "September 20, 1954" (11 sheets), *on condition* that such chlorine shall be stored as proposed and indicated on such plans with sufficient caustic soda for flooding those cylinders in active use; that other cylinders not in active use shall be stored where shown so that they can readily be dumped overboard in case of leakage and such fire fighting equipment shall be maintained as the Fire Commissioner shall require; that gas masks as approved by the Bureau of Mines shall be maintained, all to the satisfaction of the Fire Commissioner; and that an engineer holding a certificate of fitness as issued by the Fire Commissioner shall be in charge of the storage and use of chlorine; and *withdrawn* as to the decision of the Commissioner of Marine and Aviation.

374-54-A—Vol. II

APPLICANT—Morris Hannes, for Pentecostal Church of God, Inc., owner.

SUBJECT—Application reopened October 5, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4320 3rd avenue, west side, 25 ft. 2 in. north of 44th street (1st floor); Block 727, Lot 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, on June 22, 1954, the Board denied an appeal from a decision of the Borough Superintendent dated April 21, 1954, on Alt. App. 1735/53, Objections 1 and 2; as to the use of the 1st floor of a two-story frame building for public occupancy; and

WHEREAS, this appeal was reopened October 5, 1954, to consider a decision of the Borough Superintendent dated September 8, 1954, on Alt. App. 3261/54, relating to the use of the first floor of this one-story building of Class 3 construction for public occupancy; and

WHEREAS, the decision of the Borough Superintendent dated September 8, 1954, on Alt. App. 3261/54, reads:

"1. The lowest level of the passageway should not exceed 3' below the sidewalk level as required by Sect. 6.3.3 of the Bldg. Code."

and

WHEREAS, the applicant states the building is two stories, 23 ft. in height, 25 by 80 ft. in area at street level, 25 by 50 ft. in area at 2nd floor level, of Class 4 construction, erected prior to 1890 on a lot 25 ft. by 100 ft. in area, in an unrestricted use, A area, Class 1 height district; used and occupied since August 1949: Cellar—boiler, storage, toilets, 0 persons; 1st floor—church, 150 persons; 2nd floor—dwelling, 1 family; used as an apartment for Pastor of Church; no certificate of occupancy has been issued for this use; and

WHEREAS, the applicant states it is now proposed to reduce the building to one story 13 feet in height, 25 ft. by 95 ft. in area in Class 3 construction for use as follows: Cellar—boiler, storage and toilets, 0 persons; 1st floor—church, 200 persons; second floor to be removed; and

WHEREAS, the applicant contends that to remove the hazard of a frame building, the present frame exterior walls will be demolished and replaced on first and cellar floors with masonry construction, thereby changing the building to Class

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3 nonfireproof construction; that the entire 2nd floor will be removed; and

WHEREAS, the applicant contends as to objection issued by the Borough Superintendent that the lowest level of the proposed passageway will not exceed 8 feet below sidewalk level; that the passageway in cellar will be enclosed with partitions having a 3-hour rating and will be provided with a 3-hour rating ceiling; that Section 6.1.10, subd. 3 permits public uses where such uses are 20 feet or less below curb and permits two 4 ft. stairs for occupancies of 300 to 450 persons; that this would figure a 4 ft. stair as good for 225 persons; that in the instant case the occupancy of the 1st floor would be 200 persons and in addition to the cellar stair which will be 4 feet wide, there will be direct egress to the street by means of doorways aggregating over 4 feet in width; that assuming the 1st floor occupants are divided between the two exits, not more than 100 persons would be allocated to the cellar stair and in this case the 4 ft. stair would be more than adequate for the 225 persons permitted by section 6.1.10, subd. 3; that section 6.1.7 gives discretionary power to the superintendent where strict compliance as to exits is impractical; to accept such other means of egress as will accomplish the same purpose; that the Borough Superintendent has failed to exercise his discretion because of the extent of the alterations; that the alteration as proposed is due to the action of the Board in refusing to accept the existing frame building; and

WHEREAS, the applicant requests the Board to accept the exits as proposed for an existing building as provided by Sections 6.1.7 and 6.1.1 as there is no provision in the Building Code prior to January 1, 1938, which requires an exit passageway to be within 3 ft. of sidewalk; and

WHEREAS, the Borough Superintendent on November 3, 1954, issued a certificate pursuant to Section 668, subd. c of the City Charter, that a stay in this proceeding would cause imminent peril to life and stated that Violation #1030 of 1953 has been placed on these premises and a Magistrates court summons returnable November 8, 1954.

Resolved, that the decision of the Borough Superintendent acting on Alt. Applic. 3261/54, dated September 8, 1954, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, substantially as proposed and as indicated on plans filed with this appeal and marked, "Received, September 13, 1954" (four sheets), and the stay as issued by the Borough Superintendent shall continue in force until the present building has been removed and the work as herein permitted is under way.

485-54-A

APPLICANT—Ervin Palmer, for Sam and Anna Kane and Natalie Fisher, owners.

SUBJECT—Application June 15, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sec. 216, subdivision 4b of the Multiple Dwelling Law re minimum width of yards and courts.

PREMISES AFFECTED—222-224 East 51st street, south side, 260 ft. east of 3rd avenue, basement, Block 1324, Lot 39, Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 9, 1954, on amendment to Alt. App. 1457/52, reads:

"A21. All rooms on basement story do not open onto a yard at least 12'0" in depth, or to a court with mini-

mum dimension of 6'0". (Sec. 216, subd. 4-b. M.D. Law)".

and

WHEREAS, the applicant states the building is 6 stories and basement, 74 ft. in height, 35 ft. 4 in. by 95 ft. 8 in. in area, of Class 3 construction, erected in 1901 in a business use, B area, Class 1½ height district; used and occupied since 1901: Cellar—storage and boiler room; basement—2 apartments and 2 stores, 10 persons; 1st to 6th floors, inclusive 4 apartments each floor; and

WHEREAS, the applicant states the first and second tiers of floor construction are fireproof, consisting of steel beams with concrete floor arches; that plans were filed for the erection of this building in 1901 and the records indicate that the original occupancy included four apartments in the basement story; that two of these were later added to the stores and the rear two apartments are in use up to the present time; that these two apartments have windows opening on the 10 ft. 8 in. wide rear yard and on side courts varying from 3½ to 7½ feet in width and about 50 ft. in length; that the clear ceiling height of these apartments is more than 10 feet; that the ceilings are 8 ft. 6 in. above the curb elevations; that if the floors of these apartments were raised to the curb level, a first story would result and the ceiling height would still be more than the minimum of 8 feet and the existing yards and courts would be adequate under the law; that this would result in a condition worse than now exists as it would deprive these rooms of nearly 20% of their air volume and it would constitute a financially severe hardship to be required to create such a legal and less desirable condition. It is therefore requested that the Board permit the condition to remain as the yard at rear is 10 ft. 8 in. wide and the two courts while not of the required width are far in excess of the required 72 square feet in area, being approximately 230 and 260 sq. ft.; that ample block ventilation exists due to the predominance of low residential buildings; and

WHEREAS, the premises were inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent acting on Alt. Applic. 1457/52, Objection A21, be and it hereby is *modified* under the powers granted to the Board under Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted* to permit the continuance of use of the apartments at the rear, as proposed and as indicated on plans filed with this application marked, "Received, October 29, 1954" (one sheet), and "June 15, 1954" (2 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

746-54-A

APPLICANT—Seelig and Finkelstein, for The Winston, Inc., owner.

SUBJECT—Application September 23, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 4, subdivision 33 of the Multiple Dwelling Law re height, etc.

PREMISES AFFECTED—178-10 Wexford terrace and 86-11 Edgerton boulevard, southeast corner and 178-03 Hillside avenue, Block 9937, Lot 1, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Harry Finkelstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated September 16, 1954, on NB 2120/54, reads:

MINUTES

"4M. Election of grade elevation 86.35 as substitute for average sub-level is contrary to Section 4, subdivision 33, Multiple Dwelling Law, in that building exclusive of space used for storage of passenger motor vehicles, occupies an area in excess of thirty-five per centum of area of plot."

and

WHEREAS, the applicant states that the building will be six stories, 60 feet one-half inch in height, 181 ft. by 211 ft. in area at street level, 181 ft. by 201 ft. at typical floor level, of Class 3 construction, located on a lot 223.58 ft. by 230.36 ft. in area, in a residence and retail use, F and C area, Class 1 height district, and used and occupied: subcellar, garage for 148 cars, professional office and boiler-room; cellar, thirteen apartments, doctors offices, dwelling and office; first to sixth floors, 24 apartments each floor; and

WHEREAS, the applicant states that the area of the plot is 54,531 sq. ft., that portion of the plot is zoned as a retail district and the balance as a residential district; that portion of the plot from Hillside avenue to the central line of the block is in the C area zone and the remainder of the plot is in the F area zone district. The entire plot is in a Class 1 height district; that the plot has a street slope down from Wexford terrace to Hillside avenue, that the curb elevations at the corner points of the building on Wexford terrace are 77.70' and 89' and along Hillside avenue are 63.48' and 66.60' and the differences in elevation between these two streets varies from 14.32' to 22.4', that due to the character of the neighborhood and the exceedingly steep slope on Edgerton blvd. it was necessary to locate the entrance and lobby to the proposed building on Wexford terrace; and

WHEREAS, the applicant contends that Section 4, subdivision 33 of the Multiple Dwelling Law provides that where a building faces on more than one street, the curb elevation is the average of the levels of the curbs at the center of each front, that under this requirement the curb elevation would be 75.38', a distance of 12.56' below the curb elevation at the center of the front of the building on Wexford terrace, and if the building were erected in accordance therewith of area unusable for apartments, and the site, therefore, would be unsuitable for the erection of a multiple dwelling; and

WHEREAS, the applicant contends that the curb elevation has been elected at 86.35' which is the curb elevation at the center of the front of the building on Wexford terrace, that the area of the building at curb level will be 24,100 sq. ft., which is 44.37% of the area of the plot; that this is only 9.37% in excess of that permitted under Section 4, subdivision 33 of the Multiple Dwelling Law, which permits the election of curb level when the building does not occupy more than 35% of the plot; and

WHEREAS, the applicant requests that in view of the character of the neighborhood, the general shape of the building and the topography of the terrain that the Board recognize the serious hardship that would be imposed on the owners if a structure as proposed herein were to be erected within the strict letter of the law, and that the Board, pursuant to the authority vested in it by Section 310 of the Multiple Dwelling Law grant a variance as to the required open spaces so that such required open spaces may be approximately 46% in lieu of the 65% required, and still preserve the applicant's right to elect any legitimate grade within the property for the purpose of measuring the height of the building.

Resolved, that the decision of the Borough Superintendent, acting on NB 2120/54, Objection 4M, be and it hereby is modified and that the appeal be and it hereby is granted modifying the decision of the Borough Superintendent dated September 16, 1954, and under the powers vested in the Board under Section 310 of the Multiple Dwelling Law to make a variance of Section 4, subdivision 33 of the Multiple Dwelling Law to permit the coverage in excess of 35% of the area of the plot, and at the grade as proposed and as indicated on plans filed with this appeal and marked, "Received, September 23, 1954" (five sheets), on condition that in all other respects the building and occupancy shall

comply with all laws, rules and regulations applicable thereto; and that the fireproof construction shall be constructed at the level shown at the cellar level and also at the first floor level.

862-46-A—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Rochel-hesh Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and to consider amendment to omit roof fill and to change width of stairway throughout—re Application (decision of the borough superintendent); previously granted on condition.

PREMISES AFFECTED—249-251 West 28th street, north side, 154 ft. 9 in. east of 8th avenue, Block 778, Lot 13, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. IV, subject to the regular procedure, to consider amendment.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4

Negative 0

929-50-A—Vol. II

APPLICANT—Henry George Greene, for Ruthbarb Holding Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II and consider a new decision—re Application (decision of the borough superintendent), previously granted, for a term of six months.

PREMISES AFFECTED—241-243 West 23rd street, north side, 375 ft. east of Eighth avenue, Block 773, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur P. McNulty.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure to consider new decision of the Borough Superintendent.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4

Negative 0

548-52-A

APPLICANT—Frederick A. Ketcher, for Ambros O'Brien, owner (Edward B. McDermott, lessee).

SUBJECT—Application for consideration—reopening and amendment—re Application (decision from the borough superintendent), previously granted on condition.

PREMISES AFFECTED—297 Warren street, north side, 200 ft. west of Smith street, Block 390, Lot 55, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to the regular procedure, to consider amendment as to additional decision of the Borough Superintendent.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4

Negative 0

MINUTES

285-54-A

APPLICANT—James E. Casale, for Talon, Inc., owner.
SUBJECT—Application for consideration—reopening and amendment as to sprinkler system—re Application (decision of the borough superintendent) previously granted on condition.

PREMISES AFFECTED—43 East 51st street, north side, 175 ft. west of Park avenue, Block 1287, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: B. F. Nowell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to the regular procedure, to consider amendment as to sprinkler system.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

507-54-A

APPLICANT—Abraham Grossman, for Anna Fox, owner.
SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—323 West 28th street, north side, 260 ft. west of 8th avenue, Block 752, Lot 28, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

552-52-A

APPLICANT—Lama, Proskauer and Prober, for Mary Vicario, owner (Ram Machine Co., lessee).

SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 2 P.M. for inspection and decision; hearing closed.

566-53-A

APPLICANT—Henry George Greene, for Clintonic Beverage Co., owner.

SUBJECT—Application July 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-51 Suffolk street, west side, 100 ft. north of Grand street, Block 351, Lot 51, Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur P. McNulty.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1954, at 2 P.M. for applicant to file revised plans and for decision.

771-53-A—Vol. II

APPLICANT—Robert Gottlieb, for Jane G. Schultz, owner (The Greneker Corp., lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—120 Bruckner boulevard, south-west corner of Brook avenue, 5th floor, Block 2277, Lot 10, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 2 P.M., for inspection and decision; hearing closed.

39-54-A

APPLICANT—Leonard F. Rothkrug, for Riccardo Verdini, owner.

SUBJECT—Application January 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—81-10 102nd avenue, south side, 82.90 ft. east of 81st street, Block 9052, Lot 13, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 2 P.M. for inspection and decision; hearing previously closed.

174-54-A

APPLICANT—Lama, Proskauer and Prober, for 351 Jay Realty Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—351 Jay street, east side, 150 ft. south of Myrtle avenue, Block 147, Lot 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 2 P.M. for further inspection by committee of Board and decision; hearing previously closed.

175-54-A

APPLICANT—Patrick D. Concagh, for 18 East 41st Street Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—18-20 East 41st street, south side, 248 ft. 4½ in. east of 5th avenue (Block 1275, Lot 61), Borough of Manhattan.

APPEARANCES—

For Applicant: Patrick D. Concagh and M. S. Mendelsohn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1954, at 2 P.M. for further consideration by the Board; hearing closed.

252-54-A

APPLICANT—Stanley Rapaport, for Henrietta M. Rosen and Morton H. Rowen, owners.

SUBJECT—Application April 9, 1954—Appeal from a decision of the borough superintendent.

MINUTES

PREMISES AFFECTED—142-144 Henry street and 20 Rutgers street, southwest corner, Block 273, Lot 27, Borough of Manhattan.

APPEARANCES—

For Applicant: Morton H. Rowen, Stanley Rapaport and Henrietta M. Rosen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1954, at 2 P.M. for inspection and decision; hearing closed.

453-54-A

APPLICANT—A. L. Seiden, for American Friends of Hebrew University, Inc., owner.

SUBJECT—Application June 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9 East 89th street, north side, 204 ft. 11 in. east of 5th avenue, 5th floor, Block 1501, Lot 9, Borough of Manhattan.

APPEARANCES—

For Applicant: A. L. Seiden.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1954, at 2 P.M. for further consideration after applicant has filed additional plans requested.

488-54-A

APPLICANT—J. M. Nicholson, for the Long Island Railroad Co. (William Wyer, trustee), owner.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—91-53 121st street, northeast corner of Atlantic avenue, Block 9375, Lot 58, Morris Park Shops, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Fred W. Laubenberger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 11, 1955, at 2 P.M. at request of the applicant.

516-54-A

APPLICANT—Charles N. Whinston, for Murlo Realty Corp., owner.

SUBJECT—Application June 21, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—605-609 West 112th street, north side, 100 ft. west of Broadway, Block 1895, Lots 8-12, Borough of Manhattan.

APPEARANCES—

For Applicant: Charles N. Whinston.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1954, at 2 P.M. for further consideration by the Board.

569-54-A

APPLICANT—Cole and Liebmann, for Augusta Realty Co., Inc., owner.

SUBJECT—Application July 8, 1954—filed pursuant to sec. 310 of the variation of sec. 172, subdivision 1 of the M.D.L. re minimum dimensions of yard.

PREMISES AFFECTED—2009 Lexington avenue, east side, 14 ft. 6 in. north of East 122nd street, Block 1771, Lot 21½, Borough of Manhattan.

APPEARANCES—

For Applicant: H. M. Cole.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1954, at 2 P.M. at request of the applicant, to obtain additional information.

570-54-A

APPLICANT—Cole and Liebmann, for 2015 Lexington Avenue Realty Corp., owner.

SUBJECT—Application July 8, 1954—filed pursuant to sec. 310 of the M.D.L. for variation of Sec. 172, subdivision 1 of the M.D.L. re required yard area.

PREMISES AFFECTED—2015 Lexington avenue, east side, 58 ft. north of East 122nd street, Block 1771, Lot 20½, Borough of Manhattan.

APPEARANCES—

For Applicant: H. M. Cole.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1954, at 2 P.M. at request of the applicant, to obtain additional information.

571-54-A

APPLICANT—Cole and Liebmann, for Augusta Redman, owner.

SUBJECT—Application July 8, 1954—filed pursuant to section 310 of the M.D.L. for variation of section 172, subdivision 1 of the M.D.L. re required yard area.

PREMISES AFFECTED—2017 Lexington avenue, east side, 72 ft. 6 in. north of East 122nd street, Block 1771, Lot 20¾, Borough of Manhattan.

APPEARANCES—

For Applicant: H. M. Cole.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1954, at 2 P.M. at request of the applicant, to obtain additional information.

665-54-A

APPLICANT—Lama, Proskauer and Prober, for Nonpareil Social and Athletic Club, owner.

SUBJECT—Application September 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1149 Eastern parkway, north side, 190 ft. 9 in. west of Utica avenue, Block 1391, Lot 66, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 2 P.M. for inspection and decision; hearing closed.

706-54-A

APPLICANT—Gabriel Nathan, for Samuel Gast, owner (Beach 98th and Boardwalk Corp., lessee).

SUBJECT—Application August 30, 1954—filed pursuant to Section 35, of the General City Law re extension of building in bed of mapped street—proposed widening of Rockaway Beach boulevard.

PREMISES AFFECTED—98-01 to 98-09 Rockaway Beach boulevard, 185-197 Beach 98th street, southwest corner, Block 637, Lot 39, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Laid over to December 14, 1954, at 2 P.M. for further consideration and inspection after applicant has filed revised plans showing streets, sidewalks, etc., on either side of site.

1125-23-BZ—Vol. II

APPLICANT—Henry Nordheim, for Chardan Garage, Inc., owner.

SUBJECT—Application for consideration—reopening and consider extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the addition of a motor vehicle repair shop to existing storage garage for more than five motor vehicles.

PREMISES AFFECTED—3150 Jerome avenue and 1 East 205th street, northeast corner, Block 3322, Lot 11, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on November 29, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 29, 1949, only so far as it has reference to the term of variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision i for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. 123/49)

494-43-BZ

APPLICANT—Roure-DuPont Manufacturing Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—7c—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, for a term of years, the conversion of occupancy of a building occupied as a laundry and storage to a factory.

PREMISES AFFECTED—518-524 East 80th street, south side, 298 ft. east of York avenue, Block 1576, Lots 37 and 39, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 23, 1943, on certain conditions; and

WHEREAS, the resolution was amended on December 5, 1944; and

WHEREAS, the term of variance was extended on December 13, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 23, 1943, as thereafter *amended* by resolutions adopted through December 13, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision c for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that all permits including a new certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. 838/43)

191-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Company, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7i and 7A of the zoning resolution, permitting in the business use district portion of a lot located in a residence and business use district, the extension and change in use of five car garage and storeroom to include auto upholstery shop, car wash, motor vehicle repairs and wheel alignment and five car garage; and the change of use of accessory building of existing gasoline station from stores, lubritorium, office and office on 2nd floor to gasoline station, lubritorium stores, office and auto showroom for sale of motor vehicles, and office on 2nd floor; and to permit the parking and storage of motor vehicles on unbuilt portion of lot, with a curb cut nearer to residence use district than is permitted.

PREMISES AFFECTED—42-02 to 45-18 Queens boulevard, south side, from 42nd to 43rd streets; 45-01 to 45-09 42nd street, and 45-02 to 45-10 43rd street, Block 169, Lot 22, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 27, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 27, 1954; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 27, 1953, as thereafter *amended* by resolution adopted April 27, 1954, so as to eliminate the following phrase:

"for a term of five (5) years * * * and that in all other respects the resolutions as above cited shall be complied with; and that a correct certificate of occupancy shall be obtained." (Alt. 362/53)

750-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Bonnie R. Bast, owner.

MINUTES

SUBJECT—Application for consideration—reopening and extension of time to obtain a certificate of occupancy—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, the storage of new and used cars in conjunction with an auto agency.

PREMISES AFFECTED—94-26 to 94-34 81st street, west side, 49.10 ft. north of 95th avenue, Block 9006, Lot 12, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 4, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 4, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work is 100% completed and additional time is required to obtain a certificate of occupancy, that all permits required shall be obtained including a certificate of occupancy and all work completed within six (6) months from the date of this *amended* resolution." (Alt. 1851/53)

596-42-BZ—Vol. IV

APPLICANT—Irving P. Marks, for Roberts Numbering Machine Company, owner (D. E. Loushay, Pres., T. P. Brophy, Comptroller).

SUBJECT—Application for consideration—reopening as Vol. IV and to consider extension of use subject to the regular procedure—re Application (decision of the borough superintendent), previously denied, under section 7c of the zoning resolution, to permit in a residence use district, the change of occupancy of a garage for five cars of the pleasure car type (granted by the Board) to an office and drafting room, accessory to factory on same plot.

PREMISES AFFECTED—692-710 Jamaica avenue, south side, 54 ft. 2 in. west of Richmond street, Block 4102, Lots 19 and 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving P. Marks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

449-44-BZ

APPLICANT—O'Connell and McInerney, for Peter J. Hartmann, owner.

SUBJECT—Application for consideration—reopening and amendment as to use for storage and parking of cars of public instead of for the personal business conducted—re Application (decision of the borough superintendent),

previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the reconstruction of three buildings, two of which are two stories in height occupied as garages for more than five motor vehicles, and one 1-story in height, occupied as a garage for five motor vehicles, into one building, one story in height, to be occupied as a garage for more than five motor vehicles.

PREMISES AFFECTED—238-242 Vanderbilt avenue, west side, 208 ft. 7 in. north of DeKalb avenue, Block 2092, Lots 53, 54 and 55, Borough of Brooklyn.

APPEARANCES—

For Applicant: James S. McInerney.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing January 11, 1955, at 10 A.M., to permit two publications in the Bulletin and waiving notices to affected owners in the area.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

604-46-BZ—Vol. II

APPLICANT—Jacob Lubroth and Son, for Lawrence J. McSherry, owner.

SUBJECT—Application for consideration—reopening as Vol. II and to consider extension of building and use subject to the regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use C area district, the extension of an existing building using more than the area permitted.

PREMISES AFFECTED—56-34-36-38 Myrtle avenue, south side, 155 ft. east of Cornelia street, Block 3560, Lot 26, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Jacob Lubroth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II to consider extension of building and use, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

100-48-BZ—Vol. III

APPLICANT—Henry Nordheim, for John H. Bush, owner. (Henry Bellman, lessee.)

SUBJECT—Application for consideration—reopening as Vol. III and to consider a new proposal as a new use—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the conversion of a building on plot into a motor vehicle repair shop.

PREMISES AFFECTED—1933-1959 Webster avenue, 1876-1892 Valentine avenue and 350-360 East 178th street, south side, from Valentine to Webster avenues, Block 2815, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

Periodical Division
University of Illinois Library
Urbana, Ill.

MINUTES

667-50-BZ—Vol. III

APPLICANT—Charles M. Spindler, for C.R.T. Holding Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. III and to consider extension of use subject to the regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension in area of an existing auto laundry building, to be used for the storage of soaps, cleaners, etc., and to permit the addition of adjoining parking lot to be used for cars waiting to be serviced, and as an entrance to auto laundry by the cutting of two new entrances direct from parking lot, and the closing of existing entrance, all in conjunction with existing gasoline service station (previously granted by the Board for a term of years).

PREMISES AFFECTED—85-07 Queens boulevard, northeast corner of 51-25/39 Reeder street, Block 1549, Lot 41, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III to consider extension of use, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner.

SUBJECT—Application for consideration—reopening and restore to docket—re Application (decision of the borough superintendent), previously withdrawn, under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), storage and sale of accessories and office for a term of years.

PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and restored to the docket, subject to the regular procedure, previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

457-54-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application June 8, 1954—(decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in the local retail use, C area district, the erection and maintenance of a building to be used as retail stores, using more than the area permitted, and to permit the parking of customers cars in residence use portion of plot, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—1199-1221 Sutter avenue, 225-245 Crystal street, northeast corner and 550-576 Chestnut street, Block 4248, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

Adjourned: 4:45 P.M.

JOSEPH J. DOYLE, Chief Clerk.

BULLETIN

OF THE

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CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, Chief Clerk

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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3, 1954, Affecting Calendar Number 64-27-SR—Vol. II.

PETITIONS AND CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS

On November 23, 1954, Copy of Petition and Order of Certiorari was served on the Board by Alfred Jonas, Jr., attorney for Hexagon Laboratories, Inc., owner, seeking a review of the Board's determination on October 19, 1954, denying appeal from an Order of the Fire Commissioner in re the issuance of a permit for a Technical Establishment; Cal. No. 130-52-A, Vol. II; Premises 3536 Peartree Avenue, north side, 150 ft. east of Boston Road, Borough of The Bronx.

On November 23, 1954, Copy of Petition and Order of Certiorari was served on the Board by Seth Rubenstein, attorney for Belzer Realty Corp., owner, seeking a review of the Board's denial of their application under Section 7, subdivision c, of the Zoning Resolution, to permit business in a residential use district and partly business district; Cal. No. 224-54-BZ; Premises 1904-1914 Linden Boulevard, 788-852 Sheffield Avenue, 463-485 Stanley Avenue and 901-847 Georgia Avenue (entire block), Borough of Brooklyn.

COURT DECISION

Matter of Barcia v. Murdock:—On February 9, 1954, the Board granted a variance, under Section 7, subdivision f, of the Zoning Resolution, permitting for a term of fifteen (15) years the premises to be occupied as a gasoline service station, substantially as proposed, in a business use district, also a lubritorium, car wash, motor vehicle repairs, sales room and office, and the parking and storage of motor vehicles; Cal. No. 695-53-BZ; premises 1767-1777 Cropsey Avenue, and 8820-8830—18th Avenue, northwest corner, Borough of Brooklyn.

At Special Term, Supreme Court, Kings County, Mr. Justice Martuscello sustained the Board in the following decision:—

"This is a proceeding brought to review and annul the determination of the Board of Standards and Appeals which granted a variance pursuant to the provisions of section 7 (f) of the zoning resolution.

The premises involved are Nos. 1767-1777 Cropsey avenue and 8820-8830 Eighteenth avenue, Brooklyn, N. Y. The property consists of an irregular vacant plot with a frontage of 96 feet 10 $\frac{3}{4}$ inches along Cropsey avenue and 100 feet along Eighteenth avenue. The use district maps which constitute a part of the zoning resolution show that the site involved is in a business use, D area, class 1 $\frac{1}{2}$ height district. The zoning resolution prohibits the maintenance of a gasoline service station in a business use district but provides that the Board of Standards and Appeals shall have the power to vary the application of the use district resolution, and in such respect section 7 (f) provides: 'Section 7. Use District Exceptions. The Board of Standards and Appeals may, in appropriate cases, after public notice and hearing, and subject to appropriate conditions and safeguards, determine and vary the application of the use district regulations herein established in harmony with their general purpose and intent as follows: (f) Permit, for a stated term of years, in a business, business-1, retail or retail-1 district, where the provisions of §21-A do not apply, the erection of a gasoline service station or oil selling station or a garage or parking facility as provided in §21-F hereof.'

Pursuant to the above quoted provision the board granted a variance to the owner of the aforementioned premises which permits the erection and maintenance of a gasoline service station, lubritorium, car wash, salesroom and office for a term of fifteen years.

The power to vary or modify the application of any of the provisions of the zoning resolution is vested in the Board of Standards and Appeals and in Reed v. Board of Standards and Appeals (225 N. Y., 126), the court recognized the board's broad power to make exceptions under section 7 of the zoning resolution. There the court said at page 135: 'When the application is made under section 7 and the appropriate subdivision thereof the field of inquiry is restricted. It is not necessary to allege or prove the facts required when the application is made under section 21 nor for the Board to make a decision thereon. The Board must in each case act on some reasonable basis in harmony with the general purpose of the resolution. Nothing more is required (People ex rel. Smith v. Walsh, 211 App. Div. 205; aff'd 240 N. Y. 606).' To the same effect, see People ex rel. Werner v. Walsh (212 App. Div. 635, aff'd 240 N. Y. 689). There the Appellate Division said at pages 638, 639: 'Since the board of appeals is vested with power to exercise discretion on applications made to

(Continued on page 1880)

CALENDAR

DOCKET

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877-54-SM—Acheson Bronze Silver Brazing Tube Fittings, M. S. MIL-F-1183, manufactured by Acheson Manufacturing Co., Material.

878-54-SM—Pelican Trap, manufactured by Jamaica Manufacturing Co., Inc., Material.

879-54-BZ—H.B.Q.—213-41 to 213-47 40th avenue (213-45 official) and 39-34 to 39-44 Corporal Stone street, northwest corner, Block 6241, Lot 33, Bayside, Borough of Queens, Alt. 2269-54—re parking and storage of motor vehicles.

880-54-BZ—H.B.Bx.—728A, 728B, 730A and 730B East 233rd street, south side, 230.6 ft. east of White Plains road, Block 4846, Lot 54, Borough of The Bronx, N.B. 1210-54—re erection of stores; area excessive and rear yard level must comply, etc.

881-54-BZ—H.B.Q.—218-10 Northern boulevard, south side, from Springfield boulevard to 218th street, 45-02 to 45-12 Springfield boulevard and 45-01 to 45-09 218th street, Block 7338, Lot 10, Bayside, Borough of Queens, N.B. 3260-54—re gasoline service station, auto washing, lubritorium, minor repairs, etc. parking of cars, etc.

882-54-BZ—H.B.B.—867-873 4th avenue and 168-190A 32nd street, southeast corner, Block 681, Lot 6, Borough of Brooklyn, N.B. 743-54—re sale of new and used cars, parking lot and automobile testing room.

883-54-BZ—H.B.B.—933-941 Atlantic avenue and 504-516 Grand avenue, northwest corner, Block 2018, Lots 46, 49, 51, 52 and 53, Borough of Brooklyn, B.N. 1399-54—re curb cuts; gasoline service station, office, storage and sales, etc.

884-54-BZ—H.B.Bx.—3227-3249 Boston road and 3271-3273 Yates avenue, northwest corner and 3264-3276 Laconia avenue, east side, 183.67 ft. north of Boston road, Block 4614, Lots 25, 27 and 59, Borough of The Bronx, N.B. 1146-54—re gasoline service station, lubritorium, car washing, minor repairs, parking, etc.

885-54-A—F.D.—1686 Grand Concourse, east side, 110 ft. north of East 173rd street, Block 2823, Lot 36, Borough of The Bronx, Decision re Order No. 4350-4—re storage and use of chemicals.

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887-54-BZ—H.B.Q.—218-01 to 218-19 (218-05 official) Northern boulevard, north side from 218th street to 219th

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888-54-BZ—H.B.Q.—87-25 108th street, east side, 229.17 ft. south of Jamaica avenue, Block 9298, Lot 62, Richmond Hill, Borough of Queens, Alt. 2291-54—re storage and receiving of refrigerators.

889-54-BZ—H.B.B.—2256-2258 McDonald avenue, west side, 120 ft. north of Avenue U, Block 7103, Lot 34, Borough of Brooklyn, Alt. 3423-54—re proposed change in use.

890-54-BZ—H.B.Bx.—1106 Stebbins avenue, east side, 25 ft. south of East 167th street, Block 2691, Lot 77, Borough of The Bronx, Alt. 924-54—re repair shop.

891-54-BZ—H.B.Q.—106-01 Merrick boulevard, southeast corner of 106th avenue, Block 10237, Lot 5, South Jamaica, Borough of Queens, Alt. 2467-54—re junk shop and metal storage (scrap metal)—proposed extension into residence portion of plot.

892-54-BZ—H.B.Q.—90-61 Pitkin avenue, north side, 109.08 ft. west of Redding street, Block 11372, Lot 46, Woodhaven, Borough of Queens, Alt. 2186-54—re sale and display of new and used cars.

893-54-A—H.B.Q.—90-61 Pitkin avenue, north side, 109.08 ft. west of Redding street, Block 11372, Lot 46, Woodhaven, Borough of Queens, Alt. 2186-54—under section 35, General City Law re premises in bed of mapped street—Pitkin avenue.

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895-54-BZ—H.B.B.—157-159 Atlantic avenue, north side, 91 ft. 6 in. west of Clinton street, Block 275, Lot 5, Borough of Brooklyn, Alt. 3800-52—re factory use.

896-54-A—H.B.B.—157-159 Atlantic avenue, north side, 91 ft. 6 in. west of Clinton street, Block 275, Lot 5, Borough of Brooklyn, Alt. 3800-52—re exits.

897-54-A—H.B.Bx.—3850 Sedgwick avenue, southeast corner of Stevenson place, Block 3246, Lots 56, 60 and 66, Borough of The Bronx, Amendment to N.B. 130-54—re multiple dwelling and doctor's offices.

898-54-BZ—H.B.B.—233-235 Skillman avenue, north side, 136 ft. 7 in. east of Woodpoint road, Block 2884, Lot 39, Borough of Brooklyn, Alt. 1033-54—re junk yard.

899-54-BZ—H.B.B.—239-251 Skillman avenue, north side, 150 ft. west of Kingsland avenue, Block 2884, Lot 33, Borough of Brooklyn, Alt. 1034-54—re junk yard.

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900-54-BZ—H.B.Q.—145-08 Hook Creek boulevard, west side, 50.09 ft. south of 257th street, Block 13603, Lot 31, Rosedale, Borough of Queens, N.B. 3101-54—re setback.

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362-54-A—F.D.—Re: Packaging, storage and sale of mixture known as Technicon (clearing agent) Dehydrant, Type C650 in glass containers (capacity of containers in excess of 32 oz., contrary to Administrative Code requirements), Decision re Order No. 1013-4.

565-52-A—Vol. II—H.B.Q.—230-11 Northern boulevard, north side, from Alley Creek to 231st street, Block 8083, Lot 35, Block 8084, Lot 127 and Block 8085, Lot 3, Douglaston, Borough of Queens, Amendment to Alt. 781-52.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M and A.—Dept. of Marine and Aviation.

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Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April	24, 1951—Vol. 36, No. 7A
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Factory Exit Rules	Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	Mar.	4, 1952—Vol. 37, No. 10A
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Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

DECEMBER 7, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 7, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

641-30-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Alhen Holding Corp., owner.

SUBJECT—Application reopened February 17, 1953 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the extension in use and area of existing gasoline service station, to be used as a lubritorium, non automatic car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—207-06 Hillside avenue and 88-01 to 88-09 207th street, southeast corner, Block 10582, Lot 1, Hollis, Borough of Queens.

Laid over from September 14, to October 19, 1954, in view of the proposed taking by the Park Department of the premises for construction as a park and playground in connection with the school on the block; then to December 7, 1954, pending the probable taking of the property by the city for school purpose.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district portion of a lot located in a residence and unrestricted use, A area district the erection and maintenance of an additional building, using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

Laid over from July 13, 1954, to July 27, 1954, for inspection and decision without further argument; hearing closed; then to September 14, 1954, for further consideration by the Board and decision; hearing previously closed; then to October 5, 1954, at request of the Board, for further consideration and inspection; then to October 26, 1954, for inspection; objectors may file additional objections and applicant to file revised plans; then to November 16, 1954, at request of the applicant, for applicant to file new proposal and for further objections to be filed; then to December 7, 1954, to consider additional use and permit two publications in the Bulletin; applicant to send notice to affected owners by regular mail.

663-54-BZ

APPLICANT—Samuel Rosenblum, for Marchant Estates, Inc., owner.

SUBJECT—Application September 9, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station, to include lubritorium, washing of cars, storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—24-34 Lafayette street and 530-532 Pearl street, northwest corner and 41 Elk street, Block 168, Lot 12, Borough of Manhattan.

Laid over from November 16, 1954, to December 7, 1954, for additional information from the Park Department and for further consideration by the Board; hearing closed.

247-54-BZ

APPLICANT—Lama, Proskauer and Prober, and Irwin Pakula, for Morio and Susie Marani, owners.

SUBJECT—Application March 24, 1954—(decision of the borough superintendent) under sections 7e and 7h of the

CALENDAR

zoning resolution, to permit in the local retail use district portion of a plot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles in residence use portion all, for a term of fifteen years.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner, Block 6823, Lot 1, Jamaica, Borough of Queens.

Laid over from October 19, 1954, to November 23, 1954, for inspection and decision; hearing closed; then to December 7, 1954, for further inspection by the Board; hearing previously closed.

248-54-A

APPLICANT—Lama, Proskauer and Prober and Irwin Pakula, for Mario and Susie Marani, owners.

SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent—filed pursuant to section 35, General City Law, re premises located in the beds of mapped streets—proposed widening of Parsons boulevard and 75th avenue.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner, Block 6823, Lot 1, Jamaica, Borough of Queens.

423-54-BZ

APPLICANT—Paul Friedman, for Peter and Rachel Federico, owners.

SUBJECT—Application June 2, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

Laid over from October 19, 1954, to November 23, 1954, for inspection and decision; hearing closed; then to December 7, 1954, for decision with full vote of the Board.

351-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Trisolini, owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1275-1283 Gun Hill road, north side, from Bouck to Wilson avenues, 3201-3211 Wilson avenue and 3250-3256 Bouck avenue, Block 4734, Lot 92, Borough of The Bronx.

Laid over from October 5, 1954, to October 26, 1954, at request of objectors; no further request for adjournments; then to November 23, 1954, for inspection and decision without further argument; hearing closed; then to December 7, 1954, for inspection and decision; hearing previously closed.

519-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Weiss and Sons, Inc., owner.

SUBJECT—Application June 17, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence and business district the maintenance of existing use of office and drafting room in building No. 1 in conjunction with monumental works, and to permit the maintenance of existing steel rolling crane, and open storage of granite between build-

ings 1 and 2, and to permit building 2 to be used for Diesel engine in connection with monumental works; and to maintain building 3 with its present monumental works and machinery use, and the southern part of lot with its existing steel rolling crane and open monumental machinery consisting of a wire saw and the erection of an additional wire saw alongside present one in open area.

PREMISES AFFECTED—928-940 Jamaica avenue and 1-35 Lincoln avenue, southeast corner, Block 4109, Lot 91, Borough of Brooklyn.

Laid over from October 26, 1954, to November 30, 1954, for inspection and decision without further argument; hearing closed; then to December 7, 1954, for inspection and decision; hearing previously closed.

700-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Millie Mayser, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and the parking and storage of motor vehicles.

PREMISES AFFECTED—9319-9333 3rd avenue and 301-311 94th street, northeast corner, Block 6107, Lots 1, 5 and 67, Borough of Brooklyn.

Laid over from November 3, 1954, to November 30, 1954, for inspection and decision without further argument; hearing closed; then to December 7, 1954, for inspection and decision; hearing previously closed.

955-23-BZ—Vol. II

APPLICANT—Siegel and Green, for 206 East 56th Street Realty Corp., owner (Park Palace Auto Service Corp., lessee).

SUBJECT—Application reopened July 20, 1954 as Vol. II—re (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a business use district the parking and storage of more than five motor vehicles on roof of existing garage for more than five motor vehicles.

PREMISES AFFECTED—206-214 East 56th street, south side, 110 ft. east of 3rd avenue, Block 1329, Lot 41, Borough of Manhattan.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; applicant to file revised plan showing proposed construction of parapets and reinforcing of same and with bumpers on all sides; hearing closed; then to December 7, 1954, for applicant to submit revised plan as to construction of parapets.

280-41-BZ—Vol. III

APPLICANT—Paul Friedman, for Constel Realty Corp., owner.

SUBJECT—Application reopened July 27, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a storage garage for more than five motor vehicles, and a motor vehicle repair shop (including welding, painting and spraying), and to permit the parking of motor vehicles on unbuilt upon portion of plot for customers and employees.

PREMISES AFFECTED—89 Furman avenue, west side, 99.5 ft. north of Bushwick avenue, Block 3462, Lots 26, 63 and 67, Borough of Brooklyn.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; hearing closed; then to December 7, 1954, for inspection and decision; hearing previously closed.

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315-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Missouri Enterprises, Inc., Sidney Moseson and William B. Putnam, owners (Missouri Enterprises, Inc., lessee).

SUBJECT—Application reopened as Vol. II—October 20, 1953—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district for a term of ten years the erection and maintenance of a luncheonette, office, kiddie park and accessory parking of patrons cars (previously denied by the Board for lots 30 and 34).

PREMISES AFFECTED—231-12 to 231-20 Northern boulevard and 45-02 to 45-20 232nd street, southwest corner and 45-15 to 45-23 231st street, Block 8164, Lots 15, 18, 30, 34 and 37, Little Neck, Borough of Queens.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; hearing closed; then to December 7, 1954, for inspection and decision; hearing previously closed.

197-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

SUBJECT—Application March 12, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sales and office; and automobile showroom; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—58-12 to 58-30 (58-20 official) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; hearing closed; then to December 7, 1954, for inspection and decision; hearing previously closed.

455-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Frederick H. Kreckman, owner.

SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under 7e of the zoning resolution, to permit in a residence use district for a term of ten years the conversion of existing legal use (garage), to office, auto body and fender work, welding and incidental auto painting and spraying.

PREMISES AFFECTED—184-186 Vermont street, west side, 141 ft. 9 in. south of Atlantic avenue, Block 3688, Lots 25 and 26, Borough of Brooklyn.

425-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Nat Paterson and Herbert H. Pensig, owners.

SUBJECT—Application May 27, 1954—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, store and office; and to permit the parking and storage of motor vehicles with curb nearer the residence use district than is permitted; for a term of fifteen years.

PREMISES AFFECTED—137-21 to 137-39 Cross Bay boulevard, east side, 109.54 ft. north of 149th avenue, Block 11529, Lot 40, Ozone Park, Borough of Queens.

627-39-BZ—Vol. III

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application reopened July 20, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and rearrangement of existing gasoline service station, lubritorium, storage and sale of accessories and office; and the parking and

storage of more than five motor vehicles; and to include the wholesale sale of kerosene, car washing (non automatic), motor vehicle repairs, and the parking of cars waiting to be serviced.

PREMISES AFFECTED—2642-2666 Fulton street, south side, from Pennsylvania avenue to New Jersey avenue, Block 3670, Lot 18, Borough of Brooklyn.

398-54-BZ

APPLICANT—Patrick D. Concagh, for Jafra Holding Corp., owner.

SUBJECT—Application reopened November 16, 1954 and restored to docket—re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in the retail use district portion of a lot located in a residence and retail use, D area district, the erection of a business building (stores and offices), using more than the area permitted; previously withdrawn.

PREMISES AFFECTED—2702 East Tremont avenue, west side, 46.84 ft. south of St. Raymond avenue and 1542 Benson street, Block 3988, Lot 18, Borough of The Bronx.

249-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner (Lawrence Blau, lessee).

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

559-37-BZ—Vol. III

APPLICANT—New York Telephone Company, for Robert S. Olnick, John L. Hennessy and Milton P. Lansky, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, B area district the erection and maintenance of a commercial building (central accounting office for N. Y. Telephone Co.), without the required rear yard adjacent to residence use district, and using more than the area permitted in residence use portion of plot.

PREMISES AFFECTED—5020-5036 Broadway, east side, from West 213th street to West 214th street; 501-529 West 213th street, 500-518 West 214th street and 3996-4010 10th avenue, Block 2231, Lot 1, Borough of Manhattan.

872-39-BZ—Vol. VII

APPLICANT—Herman Kron, for Berk Bros. Realty Corp., owner.

SUBJECT—Application reopened September 28, 1954 as Vol. VII—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the addition of an automobile laundry (automatic type) to existing gasoline service station in portion of site where stores were permitted by Board but never built.

PREMISES AFFECTED—7001-7019 Bay parkway, southwest corner of West 10th street and 1-21 Avenue O, Block 6574, Lot 6, Borough of Brooklyn.

928-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 4355 Realty Corporation, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit

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in a business use district for a term of fifteen years the erection and maintenance of an automobile sales and showroom and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4353-4361 Broadway and 701-707 West 186th street, northwest corner, Block 2180, Lot 140, Borough of Manhattan.

227-54-BZ

APPLICANT—Raymond Irrera, for John Micari, owner.
SUBJECT—Application April 2, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the maintenance of existing garages for five cars for other than tenants of dwelling on front of plot, if tenants do not use them.

PREMISES AFFECTED—31-30 38th street, west side, 277.83 ft. south of 31st avenue, Block 657, Lots 53 and 54, Long Island City, Borough of Queens.

273-54-BZ

APPLICANT—Theodore L. Soontup, for Louis Bronson, owner.

SUBJECT—Application April 14, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence, business and manufacturing use district the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—90-25 144th place (Vanderbilt avenue), east side, 134.60 ft. south of Jamaica avenue, Block 9985, Lot 37, Jamaica, Borough of Queens.

276-54-BZ

APPLICANT—Burke, Green and Groh, for Ethel C. Mold, owner (Anthony Cuneo, lessee).

SUBJECT—Application March 30, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the reconstruction and extension in area of existing gasoline service station to include auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—149-34 15th avenue, south side, 260 ft. east of 149th street, Block 4662, Lot 47, Whitestone, Borough of Queens.

428-54-BZ

APPLICANT—Esso Standard Oil Co., for Estelle Rosenberg, owner.

SUBJECT—Application May 28, 1954—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—220-02 Linden boulevard, southeast corner of 220th street, Block 12737, Lot 56, Cambria Heights, Borough of Queens.

521-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lehigh Holding Corp., owner.

SUBJECT—Application June 21, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection of an extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—1273-1291 McDonald avenue, east side, 175 ft. north of Bay parkway, Block 6524, Lot 52, Borough of Brooklyn.

566-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Otto Muller and Herbert J. C. Wells, owners.

SUBJECT—Application July 6, 1954—re (decision of the

borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, utility room and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—1741-1751 Bronxdale avenue and 900-910 Morris Park avenue, southeast corner, Block 4094, Lots 1, 3, 41 and 42, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 7, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 7, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

448-54-SM

APPLICANT—Central D. Manufacturing Company, owner.
SUBJECT—Application June 3, 1954—R. and RS Gas Connectors (for gas stoves or gas ranges), approval of.

1014-41-SA—Vol. II

APPLICANT—Fire Devices, Inc. (New York), owner.
SUBJECT—Application reopened as Vol. II, March 9, 1954 for test and report as to additional models—Spot Fire Lowecator, Models 501, 502, 503 and 504.

178-54-SM

APPLICANT—Republic Brass Company, owner.
SUBJECT—Application February 15, 1954—Republic Brass Company, Ledge Type Sink Fitting with Swing Spout, Automatic Thumb Control Spray Head, approval of.

577-54-SM

APPLICANT—Weiss Metal Ceiling Company, for Dant and Russell Sales Company, owner.
SUBJECT—Application June 24, 1954—Dantore Metal Pan Suspended Acoustical Ceiling, approval of.

106-33-SA

APPLICANT—Sun-Ray Burner Manufacturing Corporation, owner.
SUBJECT—Application reopened July 20, 1954—re additional trade name—Sun-Ray Fuel Oil Burner, previously approved.

359-50-SA

APPLICANT—Altorfer Bros. Company, owner-manufacturer.
SUBJECT—Application reopened September 14, 1954—re additional models of washers—re ABC-O-Matic Home Laundry Automatic Washer, Model 50, previously approved.

566-53-A

APPLICANT—Henry George Greene, for Clintonic Beverage Co., owner.
SUBJECT—Application July 21, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—45-51 Suffolk street, west side, 100 ft. north of Grand street, Block 351, Lot 51, Borough of Manhattan.

569-54-A

APPLICANT—Cole and Liebmann, for Augusta Realty Co., Inc., owner.
SUBJECT—Application July 8, 1954—filed pursuant to sec. 310 of the variation of sec. 172, subdivision 1 of the M.D.L. re minimum dimensions of yard.
PREMISES AFFECTED—2009 Lexington avenue, east side, 14 ft. 6 in. north of East 122nd street, Block 1771, Lot 21½, Borough of Manhattan.

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570-54-A

APPLICANT—Cole and Liebmann, for 2015 Lexington Avenue Realty Corp., owner.

SUBJECT—Application July 8, 1954—filed pursuant to sec. 310 of the M.D.L. for variation of Sec. 172, subdivision 1 of the M.D.L. re required yard area.

PREMISES AFFECTED—2015 Lexington avenue, east side, 58 ft. north of East 122nd street, Block 1771, Lot 20½, Borough of Manhattan.

571-54-A

APPLICANT—Cole and Liebmann, for Augusta Redman, owner.

SUBJECT—Application July 8, 1954—filed pursuant to section 310 of the M.D.L. for variation of section 172, subdivision 1 of the M.D.L. re required yard area.

PREMISES AFFECTED—2017 Lexington avenue, east side, 72 ft. 6 in. north of East 122nd street, Block 1771, Lot 20¼, Borough of Manhattan.

453-54-A

APPLICANT—A. L. Seiden, for American Friends of Hebrew University, Inc., owner.

SUBJECT—Application June 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9 East 89th street, north side, 204 ft. 11 in. east of 5th avenue, 5th floor, Block 1501, Lot 9, Borough of Manhattan.

516-54-A

APPLICANT—Charles N. Whinston, for Murlo Realty Corp., owner.

SUBJECT—Application June 21, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—605-609 West 112th street, north side, 100 ft. west of Broadway, Block 1895, Lots 8-12, Borough of Manhattan.

175-54-A

APPLICANT—Patrick D. Concagh, for 18 East 41st Street Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—18-20 East 41st street, south side, 248 ft. 4½ in. east of 5th avenue, Block 1275, Lot 61, Borough of Manhattan.

252-54-A

APPLICANT—Stanley Rapaport, for Henrietta M. Rosen and Morton H. Rowen, owners.

SUBJECT—Application April 9, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—142-144 Henry street and 20 Rutgers street, southwest corner, Block 273, Lot 27, Borough of Manhattan.

243-54-A

APPLICANT—Siegel and Green, for N.L.R. Realty Corp., owner.

SUBJECT—Application March 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—71-73 East Broadway and 9 Market street, southwest corner, Block 280, Lot 27, Borough of Manhattan.

330-54-A

APPLICANT—Arthur J. McDermott, for Arthur J. McDermott, Jacob A. and Georgia Post Visel, owners.

SUBJECT—Application April 27, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—90-01 Parsons boulevard, southeast corner of 90th avenue, Block 9756, Lot 28, Jamaica, Borough of Queens.

138-54-A

APPLICANT—Aaron Gelman, for Lester T. Doyle (trustee).

SUBJECT—Application February 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1100-1104 East 177th street, southeast corner of Devoe avenue, Block 3904, Lot 1, Borough of The Bronx.

100-45-A—Vol. II

APPLICANT—David R. Dibner, for Medor Realty Corp., owner.

SUBJECT—Application reopened May 11, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—744 East 138th street, southeast corner of Bruckner boulevard, cellar and 2nd floor; Block 2566, Lot 52, Borough of The Bronx.

678-53-A

APPLICANT—Seymour W. Gage, for Rose and Anthony Musco, owners.

SUBJECT—Application September 22, 1953—Appeal from a decision of the borough superintendent, filed pursuant to sec. 310 of the M.D.L. for variation of sec. 171 of M.D.L. re bulk of building.

PREMISES AFFECTED—235 East 116th street, north side, 193.4 ft. west of 2nd avenue, Block 1666, Lot 16, Borough of Manhattan.

504-54-A

APPLICANT—Renander and Miller, for Charles F. Dawson and Doris F. Dawson, owners.

SUBJECT—Application June 17, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—85-06 94th street, north side, 40 ft. west of 85th drive, Block 8886, Lot 61, Woodhaven, Borough of Queens.

495-54-A

APPLICANT—Julius Eckman, for Lewine Holding Corp., owner (F. A. O. Schwarz, lessee).

SUBJECT—Application June 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—600-612 West 58th street and 847-855 11th avenue, southwest corner, Block 1105, Lot 36, Borough of Manhattan.

482-54-A

APPLICANT—Jack Fein, for 195-197 William Street Corp., owner.

SUBJECT—Application June 15, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—195 William street, west side, 103 ft. 9½ in. south of Frankfort street, cellar; Block 102, Lot 12, Borough of Manhattan.

483-54-A

APPLICANT—Jack Fein, for 195-197 William Street Corp., owner.

SUBJECT—Application June 15, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—197 William street, west side, 75 ft. ½ in. south of Frankfort street, cellar, Block 102, Lot 11, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 14, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 14, 1954, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

1674-21-BZ—Vol. II

APPLICANT—Herman Kron, for Plancher Corp., owner.

SUBJECT—Application reopened May 4, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit the removal of par-

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tition dividing the residence use district from the business use district on the second floor, to be used as an extension to existing public assembly (catering) use.

PREMISES AFFECTED—151 East Burnside avenue and 2052-2062 Creston avenue, northeast corner, Block 3160, Lot 1, Borough of The Bronx.

Laid over from November 16, 1954, to December 14, 1954, for inspection by committee of the Board and for applicant to get a full examination from the Building Department and file an administrative appeal with the Board if necessary; hearing closed.

647-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Maria Suarez, owner (Angels Auto Sales, lessee).

SUBJECT—Application reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a business use district for a term of fifteen years the maintenance of existing class 5 structure (quonset hut) for car washing, simonizing and motor vehicle repair shop in conjunction with existing office and storage, sales and display of cars.

PREMISES AFFECTED—535-549 Remsen avenue, east side, 100 ft. north of Church avenue, Block 4687, Lot 12, Borough of Brooklyn.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed.

908-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Merrick Westbury Corp., owner.

SUBJECT—Application December 30, 1952—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles on unbuilt upon portion of lot; for a term of fifteen years.

PREMISES AFFECTED—203-20 Rocky Hill road and 47-52 to 47-58 204th street, southwest corner and 203-17 to 203-27 48th avenue, Block 7355, Lot 61, Bayside, Borough of Queens.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed.

116-54-BZ

APPLICANT—Ingram S. Carner, for Eswin Construction Corp., owner.

SUBJECT—Application February 17, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—231-13 to 231-21 Linden boulevard and 116-64 to 116-72 232nd street, northwest corner, Block 11332, Lot 1, Springfield, Borough of Queens.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed.

222-54-BZ

APPLICANT—Max Horn, for 95-26 Sutphin Boulevard Corp., owner.

SUBJECT—Application March 31, 1954—(decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles of patrons and employees of adjoining building, loading and unloading, with a business entrance (curb cut).

PREMISES AFFECTED—95-25 Waltham street, east side, 150 ft. north of 97th avenue, Block 10026, Lots 35, 37 and 38, Jamaica, Borough of Queens.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed.

456-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel and Stanley W. Berman, owners.

SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—7602-7624 Flatlands avenue, south side, from East 76th to East 77th streets, 901-911 East 76th street and 902-910 East 77th street, Block 8013, Lots 1, 4, 5, 6 and 8, Borough of Brooklyn.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed.

632-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Irving Rubber and Metal Co., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a structure using more than the area permitted, and to be used for office, loading space, junk shop for sorting, packing and baling of scrap metal and rubber (no paper or rags), with an entrance to off street loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—9517-9529 Ditmas avenue and 736-746 East 96th street, northwest corner, Block 8113, Lot 1, Borough of Brooklyn.

Laid over from October 13, 1954, to October 26, 1954, at request of the applicant; then to November 23, 1954, at the request of the applicant; owner may decide to acquire other property and withdraw the application; then to December 14, 1954, for inspection and decision; hearing previously closed.

81-35-BZ—Vol. III

APPLICANT—Larry Meltzer, for William Gold, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district, the change in occupancy from auto showroom and store, shop for new auto accessories, locks, windshield wipers, glazing, speedometers, upholstery and auto heater service station, and the parking and storage of more than five motor vehicles and sale and display of new and used cars—to auto showroom, auto parts, motor vehicle repair shop, and to permit the extension into residence use district of sale and display of new and used cars, and the parking and storage of motor vehicles.

PREMISES AFFECTED—2027-2035 Flatbush avenue and 1-11 Baughman place, northeast corner, Block 7867, Lot 1, Borough of Brooklyn.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed.

1011-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Lippman, Samuel Dorman and Florence Saunders, owners.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a restricted retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor

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vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1702-1718 Bruckner boulevard and 975-979 Noble avenue, southwest corner and 960-970 Soundview avenue, Block 3661, Lot 58, Borough of the Bronx.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed.

362-46-BZ—Vol. II

APPLICANT—Arthur Levine, for Irving Goldberg, owner.
SUBJECT—Application reopened April 6, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the use of more than the permitted percentage of floor space for manufacturing purposes.

PREMISES AFFECTED—725 Union street, north side, 69 ft. west of 5th avenue, Block 952, Lot 43, Borough of Brooklyn.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed.

239-54-A

APPLICANT—Arthur Levine, for Irving Goldberg, owner.
SUBJECT—Application March 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—725 Union street, north side, 69 ft. west of 5th avenue, Block 952, Lot 43, Borough of Brooklyn.

448-46-BZ—Vol. III

APPLICANT—Jacob Lubroth and Son, for Edward and Arthur Senft, owner.

SUBJECT—Application reopened June 22, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of ten years in a residence use district the change in occupancy from garage for more than five motor vehicles to factory for light manufacturing in basement and first floor.

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed.

909-52-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application December 31, 1952—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—198-30 Jamaica avenue and 94-04 199th street, southwest corner, Block 10829, Lot 56, Hollis, Borough of Queens.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision without further argument; hearing closed.

81-54-BZ

APPLICANT—Herman Kron, for Robert E. Watson, owner.

SUBJECT—Application February 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of a lot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office and an automobile show-room; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—32-10 to 32-18 Francis Lewis boulevard, southwest corner of 32nd avenue, Block 4940, Lot 1, Flushing, Borough of Queens.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed.

426-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Anna Klein, owner.

SUBJECT—Application May 27, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—78-01 to 78-19 Linden boulevard, north side, from 79th to Sapphire street; 135-33 to 135-39 Sapphire street and 135-32 to 135-40 79th street, Block 11376, Lot 23, Ozone Park, Borough of Queens.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed.

445-54-BZ

APPLICANT—Lama, Proskauer and Prober, for James Perretta, owner.

SUBJECT—Application June 2, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—1726-1748 McDonald avenue, west side, 180 ft. south of Avenue O, Block 6607, Lots 16, 20, 22 and 24, Borough of Brooklyn.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed.

62-53-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for LaGuardia Hotel Inc., owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E area district the off street parking of motor vehicles within the required open spaces and required set back; and to permit the erection of electric signs on building and also on the roof.

PREMISES AFFECTED—99-01 to 99-19 Ditmars boulevard, north side, from 22nd avenue to 22nd road; 99-02 to 99-12 22nd avenue and 100-01 to 100-17 22nd road, Block 1634, Lot 101, East Elmhurst, Borough of Queens.

Laid over from November 16, 1954, to November 30, 1954, for applicant to submit plans of signs which conform to the requirements of the State Conservation Law; then to December 14, 1954, for further consideration and decision by the Board; hearing previously closed.

794-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Spofford Holding Corp., owner (Blue Hour Restaurant Inc., lessee).

SUBJECT—Application reopened May 11, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use district portion of plot the extension of restaurant to include dancing and three piece band including piano (cabaret).

PREMISES AFFECTED—311-315 93rd street, north side, 89 ft. east of 3rd avenue, Block 6103, Lot 61, Borough of Brooklyn.

ACTION OF BOARD—Laid over from November 30, 1954, to December 14, 1954, for inspection and decision; hearing closed.

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447-54-BZ

APPLICANT—Leonard F. Rothkrug, for Cosmo Finnochio, owner.

SUBJECT—Application June 4, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in the retail use district portion of plot located in residence and retail use district the erection and maintenance of retail stores and a wholesale bake shop with loading space and two car garage.

PREMISES AFFECTED—192-14 to 192-22 Northern boulevard, southwest corner of 193rd street, Block 5516, Lot 16, Flushing, Borough of Queens.

ACTION OF BOARD—Laid over from November 30, 1954, to December 14, 1954, for inspection and decision; hearing closed.

418-29-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Company, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the extension and reconstruction of existing gasoline service station to include car wash, lubritorium, motor vehicle repairs, store and brake service and office, and to permit the parking and storage of motor vehicles, with curb cuts and signs nearer the residence use than is permitted.

PREMISES AFFECTED—115-58 to 115-74 (115-62 official) Sutphin boulevard and 149-01 116th avenue, northwest corner and 115-43 to 115-49 149th street, Block 11994, Lots 21 and 24, Jamaica, Borough of Queens.

79-30-BZ—Vol. II

APPLICANT—Jacob Lubroth and Son, for Guywal Realty Corp., owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit the business use district portion of a plot for a term of ten years the erection and maintenance of a gasoline selling station, lubritorium, motor vehicle repairs and office; and to permit on vacant portion the parking of motor vehicles.

PREMISES AFFECTED—2270-2280 East 14th street and 1313-1323 Gravesend Neck road, northwest corner, Block 7374, Lot 29, Borough of Brooklyn.

528-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis D. Cohen and Augusta Geller, owners (Socony-Vacuum Oil Company, lessee).

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, storage and office, and the parking and storage of motor vehicles and to install an open truck pit and to add four 550 gallon gasoline tanks and an additional dispensing pump, and to remove the existing dividing wall between the gasoline service station and the parking lot.

PREMISES AFFECTED—164-178 4th avenue and 340-344 Douglass street, southwest corner, Block 420, Lots 37 and 40, Borough of Brooklyn.

624-39-BZ—Vol. V

APPLICANT—Albert E. Deer, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. V—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district for a term of fifteen years, the extension to accessory building, and the addition of motor vehicle repairs and the parking of motor vehicles waiting to be serviced, on existing gasoline service station.

PREMISES AFFECTED—178-02 to 178-08 Union turnpike, southwest corner of Surrey lane, Block 7227, Lot 29, Jamaica, Borough of Queens.

1228-40-BZ—Vol. II

APPLICANT—Larry Meltzer, for Avenue P and East 19th Street, Inc., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, E area district the extension of existing structure using more than the area permitted and without the required setback from street lines on Avenue P and East 19th street.

PREMISES AFFECTED—1816-1824 Avenue P and 1610-1620 East 19th street, southwest corner, Block 6781, Lot 7, Borough of Brooklyn.

124-49-BZ—Vol. II

APPLICANT—Carl H. Salminen, for MacGrotty Chevrolet, Inc., owner.

SUBJECT—Application reopened February 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use district the erection and maintenance of an extension to existing structure maintaining present uses of showroom, service, office, storage and parts department, and to add the use of storage of parts, body shop, welding with acetylene and oxygen, machine room, painting, spraying and under coating, with storage of paints and to permit the storage of new and used cars waiting to be serviced and the parking of cars on the roof.

PREMISES AFFECTED—137-80 Northern boulevard, southwest corner of Union street, Block 4977, Lot 52, Flushing, Borough of Queens.

682-53-BZ

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and local retail use district the change in use of cellar and first floor from spraying establishment, to spraying establishment and assembly of costume jewelry.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.

683-53-A

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.

159-54-BZ

APPLICANT—J. Paul Frampton, for Harry Bram, owner (Ciro Sanicola, lessee).

SUBJECT—Application March 4, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of existing gasoline service station to include lubritorium, store and office.

PREMISES AFFECTED—779-787 Crescent street, southeast corner of Linden boulevard, Block 4486, Lot 1—formerly Lots 1 and 4, Borough of Brooklyn.

377-54-BZ

APPLICANT—Charles M. Spindler, for Muller Bros. Holding Corp., owner.

SUBJECT—Application May 11, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage garage for more than five

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motor vehicles to warehouse, packaging and crating (incidental to movers' business) and office, for a term of ten years.

PREMISES AFFECTED—70-01 67th place and 67-26 to 67-34 70th avenue, southeast corner, Block 3653, Lot 1, Glendale, Borough of Queens.

525-54-BZ

APPLICANT—Lama, Proskauer and Prober, for David M. and Joseph Fisch, owners.

SUBJECT—Application June 23, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, for a term of ten years, the change in occupancy from garage to florist supply, manufacturing of florist ornaments and decoration, sales and storage, loading and unloading, and the storage of two trucks.

PREMISES AFFECTED—1236-1240 President street, south side, 275.2 ft. west of New York avenue, Block 1283, Lot 26, Borough of Brooklyn.

768-54-BZ

APPLICANT—Ralph E. Leff, for Bridge-Duffield Corp., owner (The Brooklyn Eagle, lessee).

SUBJECT—Application October 1, 1954—re (decision of the borough superintendent) under section 19A(h) of the zoning resolution, to permit in a manufacturing use district the use of one loading berth (for two trucks) without the required depth.

PREMISES AFFECTED—116-124 Duffield street and 122-144 Johnson street, southwest corner and 295-301 Bridge street, Block 2047, Lots 13-17 inclusive, 19 and 26, Borough of Brooklyn.

769-54-A

APPLICANT—Ralph E. Leff, for Bridge-Duffield Corp., owner (The Brooklyn Eagle, lessee).

SUBJECT—Application October 1, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—122-144 Johnson street and 116-124 Duffield street, southwest corner and 295-301 Bridge street, Block 2047, Lots 13-17 inclusive, 19 and 26, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 14, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 14, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

265-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Granette Corlon (Vinyl) Floor Covering, approval of.

266-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Decoresq Corlon (Vinyl) Floor Covering, approval of.

264-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Excelon Tile (Vinyl), approval of.

267-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Armstrong Custom Corlon Tile (Vinyl), approval of.

617-54-SA

APPLICANT—Bradley T. Sheridan, for Iron Fireman Manufacturing Co., owner.

SUBJECT—Application July 12, 1954—Iron Fireman Oil Burner, Type RF, approval of.

536-54-SA

APPLICANT—Dredger Realty Corporation, owner.

SUBJECT—Application June 18, 1954—Dredger Oil Buffer for Elevators, approval of.

855-53-SA

APPLICANT—Rubenstein Dental Equipment Company for Central Dental Manufacturing Company, owner.

SUBJECT—Application November 24, 1953—Central Dental Manufacturing Company, Dental Cuspidor, No. 70 (pedestal type), approval of.

312-54-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application April 19, 1954—Gold Bond Grip-board (acoustical tile), approval of.

383-54-SM

APPLICANT—Rock-Crete Corporation, owner.

SUBJECT—Application May 11, 1954—Rock-Crete Standard and Jumbo Size Cinder Concrete Brick, approval of.

208-54-SM

APPLICANT—Dresser Mfg. Division of Dresser Industries, Inc., owner.

SUBJECT—Application November 19, 1953—Dresser Couplings and Fittings, Style 38, 65 and 90, approval of.

231-53-SA

APPLICANT—Avco Manufacturing Corporation, Bendix Home Appliances Division, owner (Bruno-New York, Inc., agent).

SUBJECT—Application April 6, 1953—Bendix Auto Washer, Gyromatic Model G-314, approval of.

1105-48-SA

APPLICANT—Automatic Burner Corporation, owner.

SUBJECT—Application reopened September 28, 1954, as to report as to additional trade names—re ABC Oil Burner, Model 52A previously approved.

360-50-SA

APPLICANT—Automatic Burner Corporation, owner-manufacturer.

SUBJECT—Application reopened September 28, 1954, as to additional trade names—re Burnham Oil, Model 55; Homer Oil Burner, Model 55; Comfortzone Oil Burner, Model 55; Norge Heat Oil Burner, Model FOB-55; Radiation Oil Burner, Model 55; Richmond Oil Burner, Models P10A, P11A and P12A; Rybolt Oil Burner, Model 55; Certified Oil Burner, Model 55; Solar Flame Oil Burner, Model 55; Weil McLain Oil Burner, Model 55; Cities Service Oil Burner, Model CS-55; Kleen-Heat Oil Burner, Model 80 and Fitzgibbons Oil Burner, previously approved.

497-54-SA

APPLICANT—John J. Nesbitt, Inc., owner.

SUBJECT—Application June 9, 1954—Nesbitt Gas-fired Unit Heater, Models G-25-F, G-50-F, G-75-F, G-100-F, G-130-F, G-170-F and G-200-F, approval of.

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rudolph and Bertha Pollak, **SUBJECT**—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N.B. 567-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

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433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julis DeMasi and Florence Lociceio.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Dominick W. Ciminiello.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.

PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Anthony M. and Sarah Capuano.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Cono and Nancy Giardina.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglia, Jr.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rhersen and Beatrice Kaufman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 573-52 (constructed not in accordance with approved plans).

PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Henry and Dorothy Kurtz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11507-52 issued re N.B. 574-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Manuel and Theresa Molines.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Arthur and Julia Sussman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benjamin and Helen Katz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Max Kanak.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

39-54-A

APPLICANT—Leonard F. Rothkrug, for Riccardo Verdini, owner.

SUBJECT—Application January 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—81-10 102nd avenue, south side, 82.90 ft. east of 81st street, Block 9052, Lot 13, St. Albans, Borough of Queens.

174-54-A

APPLICANT—Lama, Proskauer and Prober, for 351 Jay Realty Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—351 Jay street, east side, 150 ft. south of Myrtle avenue, Block 147, Lot 9, Borough of Brooklyn.

706-54-A

APPLICANT—Gabriel Nathan, for Samuel Gast, owner (Beach 98th and Boardwalk Corp., lessee).

SUBJECT—Application August 30, 1954—Application filed pursuant to Section 35, of the General City Law re extension of building in bed of mapped street—proposed widening of Rockaway Beach boulevard.

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PREMISES AFFECTED—98-01 to 98-09 Rockaway Beach boulevard and 185-197 Beach 98th street, southwest corner, Block 637, Lot 39, Rockaway Beach, Borough of Queens.

552-52-A

APPLICANT—Lama, Proskauer and Prober, for Mary Vicario, owner (Ram Machine Co., lessee).

SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

771-53-A—Vol. II

APPLICANT—Robert Gottlieb, for Jane G. Schultz, owner (The Greneker Corp., lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—120 Bruckner boulevard, southwest corner of Brook avenue, 5th floor, Block 2277, Lot 10, Borough of The Bronx.

665-54-A

APPLICANT—Lama, Proskauer and Prober, for Nonpareil Social and Athletic Club, owner.

SUBJECT—Application September 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1149 Eastern parkway, north side, 190 ft. 9 in. west of Utica avenue, Block 1391, Lot 66, Borough of Brooklyn.

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.

SUBJECT—Application March 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

30-54-A

APPLICANT—Michael A. Caricato, lessee, for Nicholas M. Caricato, owner.

SUBJECT—Application January 15, 1954—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—436-438 Water street, west side, 25 ft. 6 in. north of Market Slip, Block 249, Lot 46, Borough of Manhattan.

402-54-A

APPLICANT—Roux Distributing Co., Inc., lessee, for 110 East 153rd Street Corp., owner.

SUBJECT—Application May 20, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—110 East 153rd street, south side, 286.63 ft. west of Gerard avenue, Block 2354, Lot 74, Borough of The Bronx.

406-54-A

APPLICANT—I.F.E. Studios, Inc., lessee, for Theatre Circuit Realty Corp., owner.

SUBJECT—Application May 19, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—233-235 West 49th street, north side, 221 ft. east of 8th avenue, 5th floor; Block 1021, Lot 10, Borough of Manhattan.

407-54-A

APPLICANT—Sidney Daub, for 108-110 West 11th Street Realty Corp., owner.

SUBJECT—Application May 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—102-110 West 11th street, southwest corner of Avenue of the Americas, Block 606, Lot 30, Borough of Manhattan.

420-54-A

APPLICANT—Sidney Daub, for Relkrantz Realty Corp., owner.

SUBJECT—Application May 20, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—97 Greene street, west side, 164 ft. 10 in. north of Spring street, Block 500, Lot 30, Borough of Manhattan.

422-54-A

APPLICANT—Sidney Daub, for Charles Eneu Johnson Co., Inc., owner.

SUBJECT—Application May 21, 1954—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—46-48 New Chambers street, south side, 33 ft. east of Pearl street and 410-412 Pearl street, Block 115, Lot 6, Borough of Manhattan.

474-54-A

APPLICANT—Joseph Levy, Jr., for Centre-Baxter Realty Corp., owner.

SUBJECT—Application June 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—206 Centre street, east side, 100 ft. 7¼ in. north of Hester street, Block 235, Lot 4, Borough of Manhattan.

484-54-A

APPLICANT—L. B. Santagnelo, for Ernest Hoehn, trustee.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-37 East Broadway, south side, 218 ft. 7 in. east of Catherine street, Block 280, Lot 42, Borough of Manhattan.

490-54-A

APPLICANT—Sidney Daub, for China Noodle Co., Inc., owner.

SUBJECT—Application June 9, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—176 Park Row, north side, 78 ft. 7 in. east of Baxter street, Block 161, Lot 12, Borough of Manhattan.

142-54-A

APPLICANT—Irving Berg, for King Solomon Affiliation, 2nd District Jurisdiction, owner.

SUBJECT—Application February 24, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1252-1254 Bedford avenue, west side, 118 ft. 4 in. north of Fulton street, Block 2000, Lot 31, Borough of Brooklyn.

721-54-A

APPLICANT—Sutter Construction Inc., owner.

SUBJECT—Application August 5, 1954—re Appeal from a decision of the borough superintendent, re revocation of approval of N.B. 585-51.

PREMISES AFFECTED—354-364 Fountain avenue, northwest corner of Blake avenue, Block 4263, Lot 54, Borough of Brooklyn.

846-53-A

APPLICANT—H. G. Jacobs Manufacturing, Inc., lessee, for Carl Tradelius, owner.

SUBJECT—Application November 24, 1953—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—124 East 124th street, south side, 90 ft. west of Lexington avenue, 4th floor; Block 1772, Lot 60, Borough of Manhattan.

494-54-A

APPLICANT—Theodore A. Mazza, for 3048 Park Realty Corp., owner.

SUBJECT—Application June 11, 1954—re Appeal from a decision of the borough superintendent.

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PREMISES AFFECTED—3048 Park avenue, east side, 103.12 ft. north of East 156th street, Block 2416, Lot 5, Borough of The Bronx.

362-54-A

APPLICANT—Technicon Chemical Co., Inc., owner.

SUBJECT—Application reopened November 30, 1954 and re-stored to docket—Re: Packaging, storage and sale of mixture known as Technicon (clearing agent) Dehydrant, Type C650 in glass containers (capacity of containers in excess of 32 oz., contrary to Administrative Code requirements), previously dismissed for lack of prosecution.

587-54-A

APPLICANT—Kenneth W. Milnes, for Peter and Rosaria D'Arrigo, owners.

SUBJECT—Application June 30, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—145 Clove road, east side, 126.31 ft. south of Richmond terrace, Block 201, Lot 27, Brighton, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 21, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 21, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

98-30-BZ—Vol. II

APPLICANT—Albert E. Deer, for Esso Standard Oil Company, Inc., owner.

SUBJECT—Application reopened July 7, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the extension and reconstruction of existing gasoline service station, and to include car washing, motor vehicle repairs, lubricatorium, store and brake service and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—1180-1188 Myrtle avenue and 664-668 Bushwick avenue, southwest corner, Block 3194, Lot 24, Borough of Brooklyn.

1067-47-BZ—Vol. II

APPLICANT—Irving Margon, for New York Lerner Co., Inc. and Pierce Keefe, owners.

SUBJECT—Application reopened November 10, 1953—re (decision of the borough superintendent) under sections 7c, 19A(j) and 21 of the zoning resolution, to permit in a residence and business use, C area district the demolition of frame buildings and the upper floors of loft building fronting on 53rd street; and the alteration and extension of existing buildings fronting on 5th avenue using more than the area permitted, and without the required rear yard; and without the required loading berth.

PREMISES AFFECTED—5308-5310 5th avenue, north side, 25 ft. west of 53rd street and 466-472 53rd street, west side, 100 ft. north of 5th avenue, Block 815, Lots 35 and 40, Borough of Brooklyn.

553-54-BZ

APPLICANT—Sidney Snyderman, for Ismo Estates, Inc., owner.

SUBJECT—Application June 29, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles with an entrance to or an exit from proposed parking, located in residence use portion of plot.

PREMISES AFFECTED—30-09 38th street, east side, 76 ft. south of 30th avenue, Block 660, Lot 39, Astoria, Borough of Queens.

614-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Jacob Mathanson, owner.

SUBJECT—Application July 26, 1954—re (decision of the borough superintendent) under sections 7f, 7e, 7i and 7A of the zoning resolution, to permit in a residence and retail use district for a term of twenty-one years, the erection and maintenance of more than one building on a lot, a supermarket and a gasoline service station, lubricatorium, car-washing, motor vehicle repairs, storage and sale of accessories and office; with an entrance, show window and sign nearer the residence use district than is permitted.

PREMISES AFFECTED—1101-1111 63rd street and 6209-6223 11th avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

652-54-BZ

APPLICANT—Arthur E. DePuijips, for Seena Behrman, owner.

SUBJECT—Application August 23, 1954—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit for a term of fifteen years, in a residence and business use district the erection and maintenance of a gasoline service station, lubricatorium, auto-laundry (non-automatic), motor vehicle repair shop and office, and to permit the parking and storage of motor vehicles waiting to be serviced, with curb cut and show window nearer the residence use district than is permitted.

PREMISES AFFECTED—8610 Flatlands avenue, southwest corner of East 87th street, Block 8023, Lot 39, Borough of Brooklyn.

654-54-BZ

APPLICANT—Charles M. Spindler, for Estate of William J. Hurley, owner.

SUBJECT—Application August 24, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, and the change of occupancy of existing two, two car garages to motor vehicle repair shop and extension of garages to adjoining lot to enclose grease pits.

PREMISES AFFECTED—636-640 86th street and 2-12 Battery avenue, southwest corner, Block 6055, Lots 22 and 23, Borough of Brooklyn.

692-54-BZ

APPLICANT—Siegel and Green, for City Bank, Farmers Trust Co., et al. and Francis X. Stephens, owners (owner under contract: Charter Properties, Inc.).

SUBJECT—Application September 10, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district the erection and maintenance of a supermarket, using more than the area permitted.

PREMISES AFFECTED—71-75 Avenue D and 754-756 East 6th street, southwest corner, Block 375, Lots 36, 37 and 38, Borough of Manhattan.

701-54-BZ

APPLICANT—William Lescaze, for City Bank, Farmers Trust Co., owner (711 Third Ave., lessee).

SUBJECT—Application September 15, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business and unrestricted use, B area, and 1½ times height district the erection and maintenance of an office building using more than the permitted height without the required setbacks.

PREMISES AFFECTED—703-719 3rd avenue, east side, from East 44th to East 45th streets, 201-215 East 44th street and 200-208 East 45th street, Block 1318, Lots 1-9 inclusive and 45-51 inclusive, Borough of Manhattan.

774-54-BZ

APPLICANT—Abraham Grossman, for 227 Mulberry Realty Corp., owner.

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SUBJECT—Application October 11, 1954—re (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district the change in occupancy from machine storage to storage garage for more than five motor vehicles.

PREMISES AFFECTED—227-229 Mulberry street, west side, 141 ft. 9½ in. north of Spring street, Block 495, Lot 35 Borough of Manhattan.

775-54-BZ

APPLICANT—Abraham Grossman, for 227 Mulberry Realty Corp., owner.

SUBJECT—Application October 11, 1954—re (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district the change in occupancy from machine storage to storage garage for more than five motor vehicles.

PREMISES AFFECTED—231-233 Mulberry street, west side, 191 ft. 8½ in. north of Spring street, Block 495, Lot 33, Borough of Manhattan.

780-54-BZ

APPLICANT—Arthur E. DePhillips, for Fred Stark, owner.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto laundry, motor vehicle repair shop; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—201-06 Hillside avenue, south-east corner of 201st street, Block 10495, Lot 52, Hollis, Borough of Queens.

841-54-BZ

APPLICANT—Lama, Proskauer and Prober, for The Trustees of Sailors' Snug Harbor in the City of New York, owner.

SUBJECT—Application October 27, 1954—re (decision of the borough superintendent) under sections 7c, 7A and 21 of the zoning resolution, to permit in a residence and local retail use district the inclusion of stores and restaurant on first floor of proposed class A multiple dwelling, with show windows and signs nearer the residence use district than is permitted.

PREMISES AFFECTED—9-21 5th avenue, east side, from East 8th to East 9th streets, 1-11 East 8th street and 2-10 East 9th street, Block 566, Lots 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 31-34 inclusive, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

DECEMBER 21, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 21, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

931-53-A

APPLICANT—Leonard F. Rothkrug, for Mabel V. Pearson, owner.

SUBJECT—Application December 30, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—824 64th street, south side, 120 ft. 6 in. east of 8th avenue, Block 5742, Lot 13, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 11, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 11, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

650-48-BZ—Vol. II

APPLICANT—Holtzman, Shark, Mackell and Hellebrand, for Scalia and Weissler Realty Corp., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit for a term of fifteen years in a retail use district the erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—89-23 Queens boulevard, north side, 81.06 ft. west of 57th avenue, Block 1845, Lot 58, Elmhurst, Borough of Queens.

ACTION OF BOARD—Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application October 21, 1953—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced for a term of fifteen years.

PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

ACTION OF BOARD—Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

23-54-BZ

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of existing car-port without the required set back and side yard.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

ACTION OF BOARD—Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; applicant to have complete examination of plans made by the Department of Housing and Buildings.

24-54-A

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

469-54-BZ

APPLICANT—Herman E. Horwood, for Kesbec Inc., owner (Ernie's Auto Body & Fender Service, lessee).

SUBJECT—Application June 9, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from gasoline service station and thirteen (one car) non-storage garages, to gasoline service station, seven (one car) non-storage garages and motor vehicle repair shop (six one car non-storage garages).

PREMISES AFFECTED—1035 East 156th street and 756-758 Southern boulevard, northeast corner, Block 2729, Lot 50, Borough of The Bronx.

ACTION OF BOARD—Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

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518-54-BZ

APPLICANT—John F. Fitzsimons, for Vincent Sepe, owner.

SUBJECT—Application June 22, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (store and garage for two delivery trucks), with a business entrance (curb cut) and a business sign.

PREMISES AFFECTED—118-09 Springfield boulevard and 216-02 118th avenue, southeast corner, Block 12754, Lot 1, St. Albans, Borough of Queens.

ACTION OF BOARD—Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

520-54-BZ

APPLICANT—Lama, Proskauer and Prober, for George Grammas, owner.

SUBJECT—Application June 21, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—78-01 to 78-03 Parsons boulevard and 158-02 to 158-12 78th avenue, southeast corner, Block 6829, Lot 9, Jamaica, Borough of Queens.

ACTION OF BOARD—Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

449-44-BZ

APPLICANT—O'Connell and McInerney, for Peter J. Hartmann, owner.

SUBJECT—Application reopened November 23, 1954 for amendment as to use for storage and parking of cars of public instead of for personal business conducted—re (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the reconstruction of three (3) buildings, two of which are two stories in height, occupied as garages for more than five motor vehicles, and one 1-story in height, occupied as a garage for five motor vehicles, into one (1) building, one story in

height, to be occupied as a garage for more than five motor vehicles.

PREMISES AFFECTED—238-242 Vanderbilt avenue, west side, 208 ft. 7 in. north of DeKalb avenue, Block 2092, Lots 53, 54 and 55, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 11, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 11, 1955*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

488-54-A

APPLICANT—J. M. Nicholson, for the Long Island Railroad Co. (William Wyer, trustee), owner.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—91-53 121st street, northeast corner of Atlantic avenue, Block 9375, Lot 58, Morris Park Shops, Richmond Hill, Borough of Queens.

573-54-A

APPLICANT—Interboro Elevator Co., Inc., for 60 Wall Inc., owner.

SUBJECT—Application July 2, 1954—re Appeal from a decision of the borough superintendent re Revocation of Elevator Application 333-53.

PREMISES AFFECTED—60-62 Wall street, north side, 233.54 ft. west of William street and 63-67 Pine street, Block 40, Lot 7, Borough of Manhattan.

574-54-A

APPLICANT—Interboro Elevator Co., Inc., for Hotel Gotham, owner.

SUBJECT—Application July 2, 1954—re Appeal from a decision of the borough superintendent, re Revocation of Elevator Application 348-52.

PREMISES AFFECTED—2 West 55th street, southwest corner of 5th avenue, Block 1270, Lot 38, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 30, 1954, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, November 16, 1954, were approved as printed in the Bulletin of November 23, 1954, Vol. 39, No. 47.

955-23-BZ—Vol. II

APPLICANT—Siegel and Green, for 206 East 56th Street Realty Corp., owner (Park Palace Auto Service Corp., lessee).

SUBJECT—Application reopened July 20, 1954 as Vol. II—re (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a business use district the parking and storage of more than five motor

vehicles on roof of existing garage for more than five motor vehicles.

PREMISES AFFECTED—206-214 East 56th street, south side, 110 ft. east of 3rd avenue, Block 1329, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1954, at 10 A.M. for applicant to submit revised plan as to construction of parapets.

280-41-BZ—Vol. III

APPLICANT—Paul Friedman, for Constel Realty Corp., owner.

SUBJECT—Application reopened July 27, 1954 as Vol. III—re (decision of the borough superintendent) under sec-

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tions 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a storage garage for more than five motor vehicles, and a motor vehicle repair shop (including welding, painting and spraying), and to permit the parking of motor vehicles on unbuilt upon portion of plot for customers and employees.

PREMISES AFFECTED—89 Furman avenue, west side, 99.5 ft. north of Bushwick avenue, Block 3462, Lots 26, 63 and 67, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1954, at 10 A.M. for inspection and decision; hearing previously closed.

700-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Millie Mayser, owner.

SUBJECT—Application reopened September 14, 1954, as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business portion of a plot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and the parking and storage of motor vehicles.

PREMISES AFFECTED—9319-9333 3rd avenue and 301-311 94th street, northeast corner, Block 6107, Lots 1, 5 and 67, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1954, at 10 A.M. for inspection and decision; hearing previously closed.

650-48-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for Scalia and Weissler Realty Corp., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II re (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit, for a term of fifteen years in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—89-23 Queens boulevard, north side, 81.06 ft. west of 57th avenue, Block 1845, Lot 58, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Edward Sharf, Peter Scalia, Mae L. Scalia and Ingram S. Carner.

For Opposition: John A. Lucchese.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 11, 1955, at 10 A.M. for inspection and decision; hearing closed.

794-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Spofford Holding Corp., owner (Blue Hour Restaurant Inc., lessee).

SUBJECT—Application reopened May 11, 1954 as Vol. III—re (decision of the borough superintendent) under sec-

tion 7c of the zoning resolution, to permit in the residence use district portion of plot, the extension of restaurant to include dancing and three piece band including piano (cabaret).

PREMISES AFFECTED—311-315 93rd street, north side, 89 ft. east of 3rd avenue, Block 6103, Lot 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Anthony Luccaro, Anthony Barbara and Ralph Luccaro.

For Opposition: Geo. H. Way, Fred Helberg and Wilhelm Helberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 10 A.M., for inspection and decision; hearing closed.

315-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Missouri Enterprises, Inc., Sidney Moseson and William B. Putnam, owners (Missouri Enterprises, Inc., lessee).

SUBJECT—Application reopened as Vol. II—October 20, 1953—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district for a term of ten years the erection and maintenance of a luncheonette, office, kiddie park and accessory parking of patron cars (previously denied by the Board for lots 30 and 34).

PREMISES AFFECTED—231-12 to 231-20 Northern boulevard and 45-02 to 45-20 232nd street, southwest corner and 45-15 to 45-23 231st street, Block 8164, Lots 15, 18, 30, 34 and 37, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1954, at 10 A.M. for inspection and decision; hearing previously closed.

62-53-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for LaGuardia Hotel, Inc., owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E area district, the off street parking of motor vehicles within the required open spaces and required set back; and to permit the erection of electric signs on building and also on roof.

PREMISES AFFECTED—99-01 to 99-19 Ditmars boulevard, north side, from 22nd avenue to 22nd road; 99-02 to 99-12 22nd avenue and 100-01 to 100-17 22nd road, Block 1634, Lot 101, East Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Edward Sharf and Ingram S. Carner.

For Opposition: Edw. Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 10 A.M. for applicant to submit plans of signs which conform to the requirements of the State Conservation Law and for further consideration and decision by the Board; hearing previously closed.

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application October 21, 1953—(decision of the borough superintendent) under section 7e of the zoning

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resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, auto wash, storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced, for a term of fifteen years.

PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Marcus Scherl, Arthur J. Hayslip, Isaac Weinberg, Evelyn M. Rogoff, Mrs. Walter Bunker, Mrs. J. Ognibene, Mrs. T. LaScala, Mrs. Armen Bonapartian, John Zugacek and Mrs. Anteonuk.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 11, 1955, at 10 A.M. for inspection and decision; hearing closed.

23-54-BZ

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the maintenance of existing car-port without the required set back and side yard.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Charles L. Koester and Ralph O. Barr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 11, 1955, at 10 A.M. for inspection and decision; applicant to have complete examination of plans made by the Department of Housing and Buildings.

24-54-A

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Charles L. Koester and Ralph O. Barr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 11, 1955, at 10 A.M. for inspection and decision in conjunction with Cal. No. 23-54-BZ.

197-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

SUBJECT—Application March 12, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, sales and office; and automobile showroom; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—58-12 to 58-30 (58-20 official) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1954, at 10 A.M. for inspection and decision; hearing previously closed.

447-54-BZ

APPLICANT—Leonard F. Rothkrug, for Cosmo Finocchio, owner.

SUBJECT—Application June 4, 1954—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in the retail use district portion of plot located in residence and retail use district, the erection and maintenance of retail store and a wholesale bake shop with loading space and two car garage.

PREMISES AFFECTED—192-14 to 192-22 Northern boulevard, southwest corner of 193rd street, Block 5516, Lot 16, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Cosmo Finocchio and Fanny Finocchio.

For Opposition: Raymond J. MacDonnell, Robert E. Barnes, William A. Reilly and George W. McGirr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 10 A.M. for inspection and decision; hearing closed.

469-54-BZ

APPLICANT—Herman E. Horwood, for Kesbec Inc., owner (Ernie's Auto Body & Fender Service, lessee).

SUBJECT—Application June 9, 1954—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from gasoline service station and thirteen (one car) non-storage garages, to gasoline service station, seven (one car) non-storage garages and motor vehicle repair shop (six one car) non-storage garages.

PREMISES AFFECTED—1035 East 156th street, and 756-758 Southern boulevard, northeast corner, Block 2729, Lot 50, Borough of The Bronx.

APPEARANCES—

For Applicant: H. E. Horwood.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 11, 1955, at 10 A.M. for inspection and decision; hearing closed.

518-54-BZ

APPLICANT—John F. Fitzsimons, for Vincent Sepe, owner.

SUBJECT—Application June 22, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (store and garage for two delivery trucks), with a business entrance (curb cut) and a business sign.

PREMISES AFFECTED—118-09 Springfield boulevard, and 216-02 118th avenue, southeast corner, block 12754, Lot 1, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Vincent Sepe.

For Opposition: Martin H. Grodmann.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 11, 1955, at 10 A.M. for inspection and decision; hearing closed.

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519-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Weiss and Sons, Inc., owner.

SUBJECT—Application June 17, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence and business district the maintenance of existing use of office and drafting room in building No. 1 in conjunction with monumental works, and to permit the maintenance of existing steel rolling crane, and open storage of granite between buildings 1 and 2, and to permit building 2 to be used for Diesel engine in connection with monumental works; and to maintain building 3 with its present monumental works and machinery use, and the southern part of lot with its existing steel rolling crane and open monumental machinery consisting of a wire saw and the erection of an additional wire saw alongside present one in open area.

PREMISES AFFECTED—928-940 Jamaica avenue and 1-35 Lincoln avenue, southeast corner, Block 4109, Lot 91, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1954, at 10 A. M. for inspection and decision; hearing previously closed.

520-54-BZ

APPLICANT—Lama, Proskauer and Prober, for George Grammas, owner.

SUBJECT—Application June 21, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—78-01 to 78-03 Parsons boulevard and 158-02 to 158-12 78th avenue southeast corner, Block 6829, Lot 9, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Charles I. Goldman, E. Goskin, Mrs. M. Giappone, Mrs. A. Colon, Rabbi H. Joel Lake, Emma Negger, Anne Gotterman, Sylvia Leon, Toby Marder, Margaret Bogolob, Isaac Weinberg, Ferdinando Redaird, Bertha Coystal, Peter Raso, Ronald S. Tully, John Parkin, Donald Sasso, Felice Sasso, Robert S. Hoyser and Selma Lebowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 11, 1955, at 10 A. M. for inspection and decision; hearing closed.

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Haas, owners.

SUBJECT—Application April 30, 1954 (decision of the borough superintendent), under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, for a term of fifteen years, the erection and maintenance of stores, auto showroom, gasoline service station, car wash, lubritorium, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles, and for loading and unloading and the parking of patron's cars.

PREMISES AFFECTED—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road, Block 6666, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Edward Sharf and Jacob Schulman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the applicant stated before hearing was begun that negotiations are in process for the possible sale of the subject property, for a conforming use.

Resolved, that this application be and it hereby is *withdrawn*.

1357-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Marvel I. Hory, owner.

SUBJECT—Application June 30, 1954 (decision of the borough superintendent), under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, store and office and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot (previously withdrawn to permit the erection and maintenance of a distributing station, motor vehicle repair shop and show rooms).

PREMISES AFFECTED—4467-4479 Broadway and 700-706 West 192nd street, southwest corner, Block 2180, Lot 513, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and

Deputy Chief Connors 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on July 20, 1954 subject to regular procedure, to consider proposed use, formerly withdrawn; and

WHEREAS, a public hearing was held on this application on November 9, 1954 after due notice by publication in the Bulletin; laid over to November 30, 1954, for inspection and decision; no further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Broadway are in a business use, B area, class 1¼ height district; West 192nd street is in residence and business use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 4, 1954 acting on N.B. Applic. 62-54, reads:

"1. A gasoline service station, lubritorium, car washing, minor auto repairs, store, office and storage of motor vehicles, located in a business use district is contrary to Art. II, Para. 4, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 171 ft. 2¾ in. frontage by 100 ft. in depth, on which is located a used car sales lot; that in connection with this use the plot also contains a 10 ft. by 13 ft. 4 in. frame office, an 8 ft. by 15 ft. 3 in. frame office and a 14 ft. by 20 ft. 6 in. one car metal garage; that the used car lot was installed under Drop Curb Applic. No. 136 of 1936 and certificate of occupancy No. 29156 was issued July 14, 1942 for the above use; that no permits are indicated for the buildings on the plot; that it is proposed to remove the

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present buildings and erect and maintain a modern gasoline service station, for the period of 15 years, to consist of 12 buried 550-gallon gasoline storage tanks and 4 dispensing pumps; that the proposed accessory building will have a frontage of 75 ft. 8 in., a depth of 34 ft. and will contain the conjunctive uses of store, lubritorium, minor auto repairs and car washing; that the northerly open part of the site will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that inasmuch as the site is now devoted to sales of used cars, its replacement with a gas station will not have an adverse effect on the community; that Broadway is a main auto lane leading through Manhattan and as such the proposal is entirely in keeping at this point; that there are sufficient stores in the area for public requirements and the high value of the land makes it mandatory to develop at this time in a manner that would render the owner an equitable return on his investment, enable him to continue to pay city taxes and also enable him to render the public a highly required service; and

WHEREAS, the applicant states that the present owner has held title to the property since March 30, 1950; that the assessed valuation of land is \$40,000 and of the building \$1,000 making a total of \$41,000; that the building was erected in 1942; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise idcretion to grant under Section 7, Subdivisions f, i and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen (15) years, to permit the premises to be occupied as a gasoline service station and accessory uses, substantially as proposed and as indicated on plans filed with this application, marked "Received June 30, 1954" (4 sheets), *on condition* that all uses on the premises shall be removed and the premises leveled substantially to the grades of the abutting streets and constructed and arranged substantially as indicated on such plans; that the accessory building shall be located substantially where shown and shall be of face brick on the front and one end toward the West 192nd street side; that in all other respects the accessory building shall comply with the requirements of the Building Code; that there shall be no cellar in such building; that gasoline pumps shall be of an approved low type erected not less than 15 feet to the street building line of Broadway; that gasoline storage tanks shall be limited to twelve 550 gallon approved tanks; that on the southerly lot line there shall be erected a masonry wall not less than 2 feet in height with an iron railing above to a total height of 5 ft. 6 inches; that a similar wall shall be erected along the westerly lot line except where walls of accessory building occur; that a similar wall shall be erected along West 192nd street to within 35 feet of the building line of Broadway; that where such walls end at street lot lines, there shall be erected suitable terminating pedestals of masonry; that the balance of the premises shall be paved with concrete or asphaltic paving; that curb cuts shall be restricted to three to Broadway, located substantially where shown, each not over 30 ft. in width and with no curb cut nearer than 5 feet to a lot line as prolonged; that there may also be a curb cut to West 192nd street not over 30 feet in width, maintained within the first 25 feet westerly from the Broadway building line; that the sidewalks and curbing around the premises shall be reconstructed or restored to the satisfaction of the Borough President; that there shall be no windows in the accessory building facing west; that under section 7f there may also be parking of cars of the pleasure-car type only, for a similar term; that under section 7i for a similar term there may be repairing for adjustments only with hand tools maintained solely within the accessory building; that signs shall be restricted to a permanent sign at-

tached to the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the building line of Broadway and West 192nd street of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, and permitting such sign to extend beyond the building line for a distance of not over 4 feet; that at such intersection there shall also be erected and maintained a block of concrete not less than 12 in. in height extending for a distance of 5 feet along the street line of either intersection; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

855-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co. Inc., owner.

SUBJECT—Application July 29, 1954 (decision of the borough superintendent), under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station, to include car washing, lubritorium, motor vehicle repairs, store, utility room and office; and to permit the installation of an open truck pit alongside proposed building and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance nearer the residence use district than is permitted.

PREMISES AFFECTED—2150-2166 Jerome avenue, east side, from Cameron place to East 181st street; 2-4 Cameron place and 1-5 East 181st street, Block 3185, Lot 1; Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: B. I. Weinstein, Jacob Margulies and Mattie Margulies.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 14, 1954 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on November 30, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Jerome avenue and East 181st street are in a business use, B area, class 1¼ height district; Cameron place is in residence and business use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 27, 1954 acting on N. B. Applic. 500-54, reads:

"1. The proposed change of use of an existing gasoline station to gasoline service station, car washing, minor auto repairs, lubritorium, utility room, store, parking and storage of motor vehicles and open truck pit in a business use district is contrary to Art. II Sect. 4 of the zoning resolution and Board of Standards and Appeals Cal. No. 855-28-BZ.

2. A business entrance or exit within 75 ft. from a residence use district is contrary to Sect. 7A of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 120.77 ft., 101.65 ft. and 100 ft. frontage by 100 ft. and 138.98 ft. in depth, irregular; that there has been no change in zoning since 1916; that the premises are presently developed

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with a gasoline service station consisting of five 550-gallon gas tanks, four dispensing pumps and a one story accessory building of class 3 construction, having a frontage of 106 ft. 7 in. and a depth of 21 ft. 8 in. now being used for lubrication, auto repairing, shop, office and toilets, on a plot having a legal frontage of 120.77 ft. on Jerome avenue, 101.65 ft. on Cameron place, 100 ft. on East 181st street and 138.98 ft. on the easterly lot line; that the existing gas station was erected under N. B. 2219-1928, fire department plan No. 1109-1928, N. B. 957-1929 as permitted under Cal. No. 855-28-BZ adopted April 16, 1929 on the same size plot as stated above; that certificate of occupancy No. 1730 of 1929 was issued for a one-story gas station on December 6th, 1929; that it is proposed to maintain the present use of gasoline service station, demolish existing building and erect a new building, one story in height of class 3 construction, having a frontage of 74 ft. 2 in. and a depth of 27 ft. 8 in. to contain the conjunctive uses of car washing, minor auto repairs, lubritorium, store and utility room, and to install an open truck pit alongside the new building and use the open area for parking and storage of motor vehicles; that the pumps are to be set 10 ft. back from the Jerome avenue building line; that the curb cuts on Jerome avenue will be rearranged so that they will be 5 ft. from the building line as prolonged and a new 30 ft. curb cut will be installed on East 181st street and a new 25 ft. curb cut will be installed on Cameron place; and

WHEREAS, the applicant contends that inasmuch as the existing gas station has been in continuous operation since 1929 it has proven its vital necessity to the neighborhood, and the removal of the existing building and its replacement with a new modern building will improve the appearance of the entire neighborhood; that the proposed curb cut on Cameron place is 71.65 ft. nearer to the residence zone in lieu of the required 75 ft., but the retaining wall and fence will help retain the residential aspect of Cameron place; that the 25 ft. wide curb cut on Cameron place is required for operation of the station; and

WHEREAS, the applicant states that the present owner has held title to the property since June 15, 1932; that the assessed valuation of land is \$53,000 and of the building \$12,000 making a total of \$65,000; that the building was erected in 1928; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, it was stated by an adjoining owner that the premises in the rear abutting the gasoline station were about twenty feet higher in elevation for the gasoline station level; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c, i, and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, subdivisions c, i and A to permit the existing gasoline service station, as permitted under this calendar number, Volume 1, on April 19, 1929, to be reconstructed and rearranged as proposed and as indicated on plans filed with this application marked, "Received, July 29, 1954" (5 sheets), *on condition* that the retaining wall at the rear shall be lawfully reconstructed of masonry of a height shown; and that the new accessory building replacing the existing building shall be constructed in accordance with the requirements of the Building Code and faced with face brick, and shall be of a size and general arrangement as indicated on such plans; that there shall be no cellar under such building; that the greasing equipment shall be of the hydraulic type; that there may also be a truck pit erected and maintained with suitable chain protection around it towards the northwesterly side of the plot as indicated; that there shall be erected on the street building line of Cameron place and East 181st street a masonry wall not less than two feet in height, steel picket fence above to a total height of not less than five feet six inches; that the brick in such wall, and in the rear wall, shall agree with the face brick to be used on the exterior of the accessory building; that a similar wall shall extend along Cameron place from the rear line for

a distance of approximately 65 feet and along East 181st street for a similar distance; that curb cuts shall be rearranged and reconstructed so as to permit two (2) 35 feet in width from Jerome avenue, with no portion of the curb cut nearer than five feet from the side lot line, as prolonged, and one curb cut to Cameron place not over 25 feet in width, and one from East 181st street with similar width; pumps shall be of a low type and erected not nearer than fifteen feet to the street building line; that the unbuilt portion of the premises shall be paved with concrete or asphaltic pavement and the sidewalks and curbing around the premises shall be reconstructed or restored to the satisfaction of the Borough President; that the gasoline storage tanks shall be restricted to not over ten (10) 550 gallon approved tanks and all existing sealed tanks shall not be used unless approved, after test, by the Fire Commissioner; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all temporary signs, but permitting within the building line the erection of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such signs to extend beyond the building line for a distance of not more than four feet; that there shall be erected and maintained at each intersection of Jerome avenue a block of concrete extending along either street line for a distance of not less than 5 feet which shall be not less than 12 inches in height; that such portable fire fighting appliances shall be maintained as the Fire Commissioner may direct; that under Section 7i there may be repairing with hand tools only for adjustments solely within the accessory building; under Section 7A curb cuts as above described may be permitted; under Section 7c there may be parking of cars awaiting service and general parking, provided such parking is maintained on such portions of the plot as are unbuilt upon, and so located as not to interfere with the servicing of the station; that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

539-46-BZ—Vol. III

APPLICANT—Gabriel Nathan, for S.K.R. Holding Corp., owner.

SUBJECT—Application June 9, 1954 (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district the change in occupancy from gasoline service station, motor vehicle repair shop, storage and parking lot to factory use (previously dismissed by the Board to change occupancy to auto sales room, new car storage, assembly and light manufacturing, and later denied portion of building for wood working and furniture making with saw and planing mill).

PREMISES AFFECTED—64-13 to 64-21 Rockaway Beach boulevard, south side, 80.86 ft. east of Beach 65th street, Block 396, Lot 5, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan and Harry Licht.

For Opposition: Samuel Jacobson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on July 7, 1954 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on November 9, 1954 after due notice by publication in the Bulletin; laid over to November 30, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Beach 65th street are in

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residence and business use, D area, class 1 height districts; Rockaway Beach boulevard is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 10, 1954 acting on Alt. Applic. 911-54, reads:

"2. Use of premises located partly in a business use district and partly in a residence use district as a factory is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100.43 ft. frontage by 135.40 ft. in depth, irregular, on which is located a one story building 50 ft. front by 130 ft. in depth, irregular, of class 4 construction; that the property was used as a garage, gasoline service station, auto repair shop, also salesrooms and offices and open parking lot since 1913; that the gasoline service was discontinued about 1946 and the remaining uses continued until about 1950; that the fire department issued a permit in 1913 for a public garage and one 250 gallon gasoline tank; that gas storage was approved under Alt. Applic. 1079-16; that in 1924 plan 1257-24 was approved for one 550 gallon gasoline tank and pump and permits were issued annually for garage and oil selling station until July 24, 1944; that it is proposed to legalize the use of the entire premises for factory purposes, extending beyond the 100 ft. business portion, where the proposed use is legal, for a distance of approximately 30 ft. into the residential area; that this entire property was in a business use district from the time of the passage of the resolution until July 31, 1948 when the area extending southward from a line 100 ft. south of Rockaway Beach boulevard was changed to a residence use district; and

WHEREAS, the applicant contends that over the years the neighborhood has undergone extensive change and the automobile and gas service business deteriorated; that the setup of the structure makes it little adaptable for anything other than a manufacturing business of some kind; that it is felt that the proposed occupancy represents a considerable improvement over the former discontinued use as it is less hazardous, less noisy and less of a nuisance than a public garage and gas station; that it is not a detriment to immediately adjacent properties; that the present owners bought their properties in the face of the existing uses which were established even before the enactment of the present zoning resolution and therefore the conversion to manufacturing, which is legal in the major part of the property, is definitely an improvement to both the property itself and the surrounding properties; and

WHEREAS, the applicant states that the present owner has held title to the property since November 14, 1952; that the assessed valuation of land is \$12,000 and of the building \$5,800 making a total of \$17,800; that the building was erected in 1902; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board was mindful of its previous hearing under Vol. I of Cal. No. 539-46-BZ; and

WHEREAS, the Committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision c of the zoning resolution and that the applicant failed to substitute a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is therefore not entitled to relief on the grounds of unnecessary hardship or practical difficulty.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 911/54, Objection 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

594-54-A

APPLICANT—Gabriel Nathan, for SKR Holding Corp., owner.

SUBJECT—Application June 9, 1954 filed pursuant to section 35, General City Law re premises in bed of proposed

widening of Rockaway Beach boulevard and an appeal from decision of borough superintendent.

PREMISES AFFECTED—64-13 to 64-21 Rockaway Beach boulevard, south side, 80.86 ft. east of Beach 65th street, Block 396, Lot 5, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan and Harry Licht.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated May 10, 1954 on Alt. Applic. 911-54, reads:

"3. Use of frame building as a factory building is contrary to C26-254.0 (table).

4. No construction permitted in the bed of a mapped street without approval of the Board of Standards & Appeals, Sec. 35 Gen'l City Law."

and

WHEREAS, the applicant states that the building is one story, 15 ft. in height, 50 ft. by 134 ft. irregular in area, of class 4 construction, erected about 1902, located on a lot 100.43 ft. front by 135.40 ft. irregular in depth, in a business and residence use, D area, class 1 height district and used and occupied since approximately 1913 as follows: 1st floor —gasoline station, motor vehicle repair shop, storage and sales, office, parking lot and public garage, for which no certificate of occupancy has been issued, and now proposed to be used and occupied as follows: 1st floor, plastics factory and storage, sign painter and manufacturing and parking lot; and

WHEREAS, violation No. 31-54 was issued February 27, 1954 for violation of section 22 of the zoning resolution for unlawfully using the premises for the storage of plastic components and as a machine shop; and

WHEREAS, the applicant states that the premises consist of a plot upon which there is located a one story building, 50 ft. front by 130 ft. irregular in depth, of class 4 construction; that the premises were used as a garage, gasoline service station, motor vehicle repair shop, auto salesrooms and offices and open parking lot from 1913; that the gasoline service station was discontinued about 1946 and the remaining uses continued until about 1950; that it is now proposed to legalize the use of the premises for factory purposes; that inasmuch as the existing legal use is more hazardous than the proposed use, it is felt that the owner is entitled to relief; that in addition, while the building is basically of frame construction, the exterior walls are lined on the inside with 4 in. cinder blocks and all interior partitions except office and toilet rooms are constructed of cinder blocks; and

WHEREAS, the applicant states the proposed street widening has been on the maps since March 28, 1912; that no new construction is contemplated within the bed of the mapped street and it is felt that the owner should continue to enjoy the use of that part of the existing structure until such time as the city consummates the condemnation proceedings; and

WHEREAS, the premises were inspected by a committee of the Board, in connection with Cal. No. 539-46-BZ—Vol. III, and the committee recommended that the appeal should not be granted.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 911/54, Objection 3, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

695-49-BZ—Vol. III

APPLICANT—Halperin, Natanson, Shivitz & Scholer for Patsy Baselice, owner.

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SUBJECT—Application May 21, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit for a term of five years, in a residence use district the parking and storage of motor vehicles (previously granted for the erection and maintenance of a business building).

PREMISES AFFECTED—298-306 East 140th street, south side, 104.30 ft. east of 3rd avenue, Block 2314, Lot 58, Borough of The Bronx.

APPEARANCES—

For Applicant: David I. Shivitz.

For Opposition: Johanna Mayers.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on June 15, 1954 subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on November 3, 1954 after due notice by publication in the Bulletin; laid over to November 30, 1954, for inspection and decision; hearing closed; N. Y. Housing Authority's representative to advise the Board how many tenants in the project have cars and where they are parked; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; 3rd avenue and East 140th street are in residence and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 5, 1954 acting on Alt. Applic. 358-54 and superseded by amendment to Alt. Applic. 358-54 which reads:

"I. In a residence use district the proposed parking and storage lot for motor vehicles with attendant's shelter is contrary to Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 107 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to use the vacant plot for parking and storage of motor vehicles; and

WHEREAS, the applicant further states that the premises is located within a residence use district since November 19, 1946; that prior thereto it was zoned for unrestricted use; that the plot was formerly used for a storage yard and is enclosed with a wire fence at the building line with a vehicular opening together with an existing curb cut and driveway; that the previous owner submitted an application to the Board under Cal. No. 695-49-BZ to permit the erection and maintenance of a business building, which was granted on March 21, 1950; that subsequently this application was dismissed by the Board without prejudice and the project abandoned; that the 1946 rezoning of this general neighborhood was inspired by the Paterson housing development now in existence on the west side of 3rd avenue; that East 140th street, between 3rd and Alexander avenues in which block the subject premises is located, while now zoned for residence use is not residential in character; that prior to its rezoning it was zoned for unrestricted use and many of the former unrestricted uses continue to exist; and

WHEREAS, the applicant contends that it is recognized by all authorities that insufficient off-street parking accommodations exist in the city, including this area, with the result that streets are used night and day for curb parking to the detriment of moving traffic and seriously interfere with street cleaning and fire fighting; that a grant of this application will not impair real estate values or be detrimental to the neighborhood and will enable the owner to make beneficial use of his premises without harming anyone; that the limited term of the variance will adequately protect the future development of this block; and

WHEREAS, the applicant states that the present owner has held title to the property since June 1, 1950 and that the assessed valuation of land is \$21,400; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, it was ascertained that there are no garages or parking spaces in the adjacent housing development; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five (5) years, to permit the premises to be occupied for the parking of motor vehicles of the pleasure car type only, *on condition* that all other uses on the premises shall be discontinued and the premises leveled substantially to the grade of East 140th street and surfaced with clean gravel, or steam cinders, treated with a binder and properly rolled; that there shall be erected on the lot lines where walls of adjoining buildings do not occur, a woven wire fence of the chain link type with anchored steel posts, not less than 5 ft. 6 in. in height, with no openings therein except one to East 140th street for exit and entrance; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon except there may be a building not over 100 sq. ft. in area and one story in height which may be of frame, to be occupied solely as an office and shelter for the attendant; that signs shall be restricted to a permanent sign attached to the fence near the entrance, advertising the parking use, the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed 15 sq. ft. in area, shall not extend beyond the building line and shall not be illuminated; that suitable bumpers shall be maintained at all lot lines for the protection of walls of adjoining premises; that proper aisles shall be maintained at all times for easy entrance and egress; that such portable fire-fighting appliances shall be maintained on the premises as the Fire Commissioner shall direct; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within six (6) months from the date of this resolution.

700-53-BZ

APPLICANT—Ingram S. Carner, for May Bruns, owner.

SUBJECT—Application October 1, 1953 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the change in occupancy from one family dwelling and garage to two family dwelling and garage.

PREMISES AFFECTED—85-29 65th road and 65-20 Fitchett street, northwest corner, Block 3137, Lot 21, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 30, 1954 after due notice by publication in the Bulletin; laid over

WHEREAS, the district maps accompanying the zoning resolution show that the site and Fitchett street are in a residence

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use, E-1 area, class 1 height district; 65th road is in residence and business use, E-1 area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 17, 1953 acting on Alt. Applic. 1517-53, reads:

"1. Proposed conversion of premises located in an E-1 district to a two family dwelling must show compliance with requirements of Article IV, Sec. 15A of Zoning Resolution as to courts."

and

WHEREAS, the applicant states that the premises consist of a plot, 32.57 ft. frontage by 101.61 ft. in depth, irregular, on which is located a building 18 ft. front by 40 ft. in depth, two stories, 18 ft. in height, of class 3 construction, for which certificate of occupancy No. 11048-40 has been issued for one family dwelling and garage; that the premises is presently zoned as residence use, class 1 height, E-1 area district; that as of July 25, 1916 the property referred to was zoned as a D area district and on March 18, 1948 the present area designation was established; that the use and height designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that it is proposed to convert the existing one family class 3 brick dwelling to a two family dwelling by making the necessary interior changes; and

WHEREAS, the applicant contends that the decision of the borough superintendent indicated that an existing attached one family building in an E-1 zone cannot be altered to a two family residence; that section 15-A of the zoning resolution, paragraph A, establishes that a two family residence is permitted whether constructed or altered and further, paragraphs b, c, d do not indicate any provisions for alterations; that in fact, there is no prohibition to altering if same complies with all the provisions in force in E district as per paragraph D in section 15-A, wherein the requirements of side yards are based upon legal light and ventilation and whereby an attached dwelling which depended upon its legal light and ventilation from the front and rear yards would comply thereby with the full intent of the zoning resolution; that it is requested that the Board see fit to determine that existing physical limitations which cannot be practically altered due to the fact that such existing construction fully complied with the zoning intent at that time, and its alteration as proposed, would still comply with legal light and ventilation and the intent of the zoning resolution; that in view of the fact that the proposed change will in no way adversely affect adjoining property owners and that the alteration proposed is of an interior nature only, and that the outward physical appearance of this class 3 brick dwelling will undergo no change whatsoever, it is respectfully requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since April 26, 1940; that the assessed valuation of land is \$1,100 and of the building \$5,900 making a total of \$7,000; that the building was erected in 1940; and

WHEREAS, the premises and the surrounding area were previously inspected by a committee of the Board in connection with adjoining dwelling under Calendar No. 637-51-BZ; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, to permit the existing dwelling to be occupied by two families, as indicated on plans filed with this application marked "Received October 1, 1953" (4 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable to the construction and occupancy; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this resolution.

212-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruce D. MacDonald, owner.

SUBJECT—Application March 24, 1954 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit for a term of fifteen years in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—145-11 to 145-19 (145-15 official) 243rd street and 243-01 to 243-09 Mayda road, northeast corner, Block 13568, Lot 27, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 3, 1954 after due notice by publication in the Bulletin; laid over to November 30, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 243rd street are in a local retail use, D area, class ½ height district; Mayda road is in residence and local retail use, D area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 25, 1954 acting on N.B. Applic. 429-54, reads:

"1. Proposed use of premises located in a local retail district as a gasoline service station, lubritorium, car washing, minor auto repairs, office and sales, storage, parking & storage of motor vehicles is contrary to Article II, Sec. 4-c and Sec. 4-29-46 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a modern gasoline service station consisting of ten approved type buried gas tanks and four approved type dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction, having a frontage of 62 ft. 10 in., a depth of 28 ft. 8 in. and contain the conjunctive uses of lubritorium, car washing, minor auto repairs, office and sales and storage; that a portion of the site will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the building as contemplated will be highly modern in design and do much towards improving the appearance of the entire area; that 243rd street is a heavily trafficked auto lane and as such the proposal will be entirely in keeping at this point; that there are sufficient stores at present for the entire neighborhood and it would therefore not be economically feasible to erect additional stores; that there are no gas stations within the affected area; that the site is adjoined on the north in lot 32 by a store building erected clear to the lot line and therefore said lot will not be affected; that lot 25 immediately adjoining to the east will be protected by a buffer to be maintained in the form of a planted area 21 ft. 4 in. in depth at the rear and 10 ft. in depth at the front; that the block will receive greater benefits and improvement in appearance through the contemplated improvement than if stores were erected up to the rear lot line and the street building line of Mayda road; that the gas station will be in complete harmony with the affected area and the public health, safety and general welfare will not be affected; and

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WHEREAS, the applicant states that the present owner has held title to the property since April 23, 1952 and that the assessed valuation of the land is \$6,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivisions e and h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 429/54, Objection 1, be and it hereby is affirmed and that the application be and it hereby is denied.

345-54-BZ

APPLICANT—Fred C. Dahlem for Frank K. Paulis, owner.

SUBJECT—Application May 4, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a restricted retail use district the parking and storage of more than five motor vehicles for patrons of Villa Bette restaurant, no fee to be charged.

PREMISES AFFECTED—45-47 City Island avenue, west side, 25 ft. north of Rochelle street, Block 5625, Lot 32, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem, Betty Paulis and Fred Paulis.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 9, 1954 after due notice by publication in the Bulletin; laid over to November 30, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and City Island avenue are in a restricted retail use, C area, class 1 height district; Rochelle street is in residence and restricted retail use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 28, 1954, acting on Alt. Applic. 241-54, reads:

"1. Parking of more than 5 motor vehicles in a restricted retail district is contrary to Art. II Sect. 4-B(1) of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 74.06 ft. in depth, presently vacant; that it is proposed to use the vacant lot for the parking and storage of motor vehicles of patrons of Villa Bette restaurant located at 44 City Island avenue; and

WHEREAS, the applicant contends that City Island avenue during the season, which starts about May 1, is not only used by thousands of persons driving down to Belden's Point but also by many cars stopping and trying to park at the various stands along City Island avenue; that in order to have convenience for his patrons, the owner acquired the subject lot for the parking of patrons' cars, no fee to be charged; and

WHEREAS, the applicant states that the present owner has held title to the property since February 5, 1954 and that the assessed valuation of land is \$6,400; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district

regulations of the zoning resolution and that the application be and it hereby is granted under Section 7h for a term of five (5) years, to permit the premises to be occupied for the parking of motor vehicles belonging to patrons and employes of the Villa Bette restaurant located across the street on City Island avenue with no fees to be charged therefor, on condition that all uses on the premises shall be removed; that the premises shall be leveled substantially to the grade of City Island avenue and paved with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on the interior lot lines a fence of split sapling erected on a suitable framework to a height of not less than 5 ft. 6 inches; that along the street building line of City Island avenue there shall be erected a woven wire fence of the chain link type to a similar height, with no opening therein except for egress and entrance as shown on plans marked "Received May 14, 1954" (2 sheets); that the width of such opening shall not exceed 15 feet each including splays; that there may be a curb cut opposite of similar width; that bumpers shall be maintained along the lot lines for protection of fences and hedges on adjoining premises; that the sidewalk and curbing in front of the premises shall be reconstructed or restored to the satisfaction of the Borough President; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon; that at the entrance there shall be a chain or gate maintained which shall be kept closed when the lot is not in use; that such portable fire-fighting appliances shall be maintained on this lot or at the restaurant across the street as the Fire Commissioner shall direct; that signs shall be restricted to one sign attached to the fence, not over 15 sq. ft. in area, advertising the parking use, the fact no rates are charged and that the use of the lot is solely for patrons and employees of the restaurant and such other information as may be required by the Commissioner of Licenses; that such sign shall not be illuminated and shall not extend beyond the building line; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this resolution.

Adjourned: 1:00 P. M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON,

NOVEMBER 30, 1954, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

343-50-A—Vol. II

APPLICANT—Mergenthaler Linotype Company, owner.

SUBJECT—Application reopened March 2, 1954 as Vol.

II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—1-57 Hall street; 2-60 Ryerson street; 15-49 Ryerson street; 299-313 Park avenue and 248-254 Flushing avenue Blocks 1867 and 1877, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Otto F. Maehr, John R. Sottile and A. N. Provost.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated January 14, 1954, reads:

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"This will acknowledge receipt of your letter of November 12, 1953 wherein you request a permit for employees to smoke in the various buildings of Mergenthaler Linotype Company of your factory building situated at the above mentioned premises.

You are advised that your request must be denied for the reason that smoking is prohibited by mandatory provisions of the Labor Law and the Rules of the Board of Standards and Appeals."

and

WHEREAS, the applicant requests an amendment of the resolution adopted by the Board July 17, 1951, so as to permit the use of additional areas for smoking; and

WHEREAS, this appeal was reopened by a vote of the Board March 2, 1954, to consider such request for additional smoking areas; and

WHEREAS, the applicant requests that the Board now permit smoking in the basement and on the 1st, 2nd, 3rd, 4th and 5th floors of Building AA at 248-254 Flushing avenue; and

WHEREAS, the applicant states that these floors are occupied by the packing and shipping department, machine assembly and for storage of metal parts and machines; and

WHEREAS, the applicant contends that the building is of brick construction and fully sprinklered and therefore that permission herein requested for these areas to be used for smoking should be granted; and

WHEREAS, the applicant requests that the Board permit smoking in the basement and on the 1st floor of Building AC at 9-13 Hall street; and

WHEREAS, the applicant states that the basement floor of this building is used for storage of metal castings and the first floor for linotype machine packing; and

WHEREAS, the applicant contends that inasmuch as this building is of brick construction and fully sprinklered, that permission to smoke should be granted in this area; and

WHEREAS, the applicant requests that the Board permit smoking on the 1st floor of Building AD at 15-17 Hall street; and states that this floor is occupied by its packing box making department and contends that inasmuch as this building is of brick construction and fully sprinklered, permission to smoke should be granted in this area; and

WHEREAS, the applicant requests permission for smoking in the basement and 1st floor of Building AF at 19-21 Hall street and states that the basement is used for casting storage and the 1st floor as the shipping department; and contends that inasmuch as this building is of brick construction and fully sprinklered, permission to smoke should be granted in this area; and

WHEREAS, the applicant requests that the Board permit smoking in the basement floor of Building AG at 49-57 Hall street; and states this floor is used for the manufacturing of metal parts; and contends that inasmuch as this building is of reinforced concrete construction and fully sprinklered, that permission for smoking in this portion of the building should be granted; and

WHEREAS, the applicant requests that the Board permit smoking in the basement and on the 1st, 2nd, 3rd, 4th, 5th, 6th, 7th and 8th floors of Building AH at 16-42 Ryerson street; and states that these floors are used for the manufacture of metal parts, tool room, linotype machine assembly and parts stockroom; and

WHEREAS, the applicant contends that as this building is of concrete construction and fully sprinklered that the permission herein sought should be granted in these areas; and

WHEREAS, the applicant requests that the Board permit smoking in the basement and on the 1st, 2nd, 3rd and 4th floors of Building D at 35-37 Hall street; that these floors are utilized for the storage of metal parts, plumbing and electrical shop, engineering and drafting department; that inasmuch as building D is brick construction and fully sprinklered, permission is requested to smoke in these areas, in addition to the smoking permitted by resolution adopted July 17, 1951, as to the 5th floor of this building; and

WHEREAS, the applicant requests that the Board permit smoking in the basement and on the 1st, 2nd, 3rd and 4th

floors of Building F, at 25-29 Hall street, in addition to the permission granted for smoking granted on the 5th floor of this building by resolution adopted July 17, 1951; that these floors are occupied for the storage of metal parts and paint for the receiving department and for linotype machine assembly and carpenter and pattern shop; and contends that inasmuch as building F is of brick construction and fully sprinklered permission herein sought should be granted; and

WHEREAS, the applicant requests that permission be granted to smoke in the basement and on the 1st, 2nd, 3rd and 4th floors of Building G, at 31-33 Hall street, in addition to the space permitted for smoking on the 5th floor by resolution adopted July 17, 1951; that the applicant states that these floors are occupied by the inspection department, casting storage, electrical storage, research and development department and for tracing file room; and contends that inasmuch as Building G is of reinforced concrete construction and fully sprinklered that the permission herein sought should be granted; and

WHEREAS, the applicant requests that the Board permit smoking in the basement and on the 1st, 2nd, 3rd, 4th, 5th, 6th, 7th and 8th floors, of Building I, at 299-305 Park avenue, and states that these floors are used for the manufacture of metal parts, linotype machine assembly, parts stockroom, heater and wire assemblies, and for spray painting; and contends that inasmuch as Building I is of reinforced concrete construction and fully sprinklered that the permission herein sought should be granted; and

WHEREAS, the applicant requests that the Board permit smoking in the basement and on the 1st floor of Building K, at 299-305 Park avenue (rear building), and states that these floors are used for the manufacturing of metal parts; and contends that inasmuch as Building K is of reinforced concrete construction and fully sprinklered that permission for smoking should be granted; and

WHEREAS, the applicant requests that the Board permit smoking in the basement and on the 1st, 2nd, 3rd, 4th, 5th, 6th, 7th floors and 8th floor of Building L, at 307-313 Park avenue, and states that these floors are used for the manufacturing of metal parts, linotype machine assembly and parts stockroom; and contends that inasmuch as Building L is of reinforced concrete construction and fully sprinklered that permission should be granted; and

WHEREAS, the applicant requests that the Board permit smoking in the basement and on the 1st floor of Building M, at 45-47 Hall street, and states that the basement floor is used for steel storage and for receiving and the 1st floor is occupied by the hospital; and contends that as Building M is of reinforced concrete construction and fully sprinklered, that the permission herein sought should be granted; and

WHEREAS, the applicant requests the Board to grant permission to smoke in the basement and on the 2nd and 8th floors of Building M, at 39-43 Hall street, in addition to the permission granted July 17, 1951, for smoking on the 1st, 2nd, 3rd, 4th, 5th, 6th and 7th floors of this building; that the applicant states that the basement, 2nd and 8th floors of this building are used for steel storage, machine shop and research and development office; and contends that inasmuch as Building M is of reinforced concrete construction and fully sprinklered that the permission herein sought should be granted; and

WHEREAS, the applicant requests the Board to grant permission to smoke in the basement and on the 1st and 2nd floors and part of the 3rd floor and on the 4th and 5th floors and part of the 6th floors and part of the 8th floor of Building P, at 15-49 Ryerson street, in addition to the permission granted for smoking on July 17, 1951, on part of the 3rd and on the 6th and 8th floors and the entire 7th floor of this building; that the applicant states that the portions of this building now in question are used as machine room, storage of brass stock, brass matrix stock room, manufacturing, printing shop and administrative offices, and contends that inasmuch as Building P is of reinforced concrete construction and fully sprinklered that permission herein sought should be granted; and

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WHEREAS, inspection of the premises disclosed that smoking as requested in some portions of the buildings should not be granted unless additional safeguards are provided to minimize the hazards; and

WHEREAS, the Board requested the applicant to submit revised plans indicating proposed safeguards for certain of the areas in which permission to smoke was requested; and

WHEREAS, the applicant filed revised plans under date of November 22, 1954, and a revised proposal eliminating certain of the areas originally proposed and limiting the application to these areas described below.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted by the Board on July 17, 1951, under Vol. I, by adding thereto:

"that in the event the owner desires to have the spaces where smoking may be permitted extended through this and other buildings, such extension may be permitted, provided the requirements of the resolution above cited shall apply to such additional spaces, all of which are indicated on revised plans, marked 'Received November 22, 1954' (51 sheets), and which spaces are as follows:

248-254 Flushing avenue—Bldg. AA

1st Floor
2nd Floor
3rd Floor

19-21 Hall street—Bldg. AF—

1st Floor

49-57 Hall street—Bldg. AG—

Basement

35-37 Hall street—bldg. D—

1st Floor
3rd Floor
4th Floor

16-42 Ryerson street—Bldg. AH—

Basement
1st Floor
4th Floor
5th Floor
6th Floor
7th Floor
8th Floor

25-29 Hall street—Bldg. F—

1st Floor
2nd Floor
3rd Floor
4th Floor

31-33 Hall street—Bldg. G—

1st Floor
3rd Floor
4th Floor

299-305 Park avenue—Bldg. I—

Basement
1st Floor
2nd Floor
3rd Floor
4th Floor
5th Floor
6th Floor
7th Floor

299-305 Park avenue (Rear Building)—Bldg. K—

Basement
1st Floor

307-313 Park avenue—Bldg. L—

Basement
1st Floor
3rd Floor
4th Floor
5th Floor
6th Floor
7th Floor

45-47 Hall street—Bldg. M—

Basement
1st Floor

39-43 Hall street—Bldg. N—

Basement
8th Floor

15-49 Ryerson street—Bldg. P—

Basement
1st Floor
2nd Floor
6th Floor
8th Floor

824-53-A

APPLICANT—Bernhardt T. Berman, for Sol R. Mantell, owner.

SUBJECT—Application November 19, 1953 filed pursuant to Section 35 General City Law re premises in bed of a mapped street—Beach 68th street and an Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—68-02 Bayfield avenue, north side, 275 ft. west of Beach 67th street, Block 447, Lot 83, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Bernhardt T. Berman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Joseph Sweeney, Dep't of Hospitals.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: Chairman Murdock 1

Negative: Commissioners Kleinert and Keating and Deputy Chief Connors 3

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated October 26, 1953 on Alt. Applic. 1930/53, reads:

"1. Use of frame bldg. of over 600 sq. ft. and over one story in height as nursing home is contrary to C26-254.0 (table)

"2. Provide three hour stair enclosures 6.4.1.8.1.

"3. No construction permitted in bed of mapped street without approval of B.S.A. Sec. 35 Gen'l City Law."

and

WHEREAS, the applicant states that the building is one story and basement, 17 ft. average in height, 34 ft. 4 in. by 34 ft. 2 in. and 55 ft. 5 in. in area, of class 4 construction, erected 1922, located on a lot 40 ft. by 105.70 ft. in area, in a residence use, D area, class 1 height district and used and occupied since 1922 as a one family dwelling on the 1st floor with a one car garage; boiler room, recreation room and storage in the cellar, for which Certificate of Occupancy #Q-75653 was issued September 7, 1951 upon completion of work under Alt. Applic 864/49; that the building is now proposed to be used and occupied as follows: basement—one car garage, storage, boiler room, recreation room and mortuary in connection with the nursing home on the 1st floor; 1st floor—nursing home, 9 beds; that the building is provided with one 2 ft. 4 in. wide stairs of wood construction enclosed in partitions of wood studs and plaster on the 1st floor and fireproof enclosure in the basement; that stair doors on the 1st floor are wood and fireproof in the basement; that basement doors are fireproof self-closing; that there are two exterior stairs at the side extending to street by stair and to yard by stair, with egress to street through right of way; and

WHEREAS, the applicant contends as to objection 1 issued by the Borough Superintendent that the building was originally erected under N.B. Applic. 13174 of 1922 as a one family dwelling and an open porch erected at the rear under Alt. Applic. 864 of 1949 at which time Certificate of Occupancy #Q-75653 was issued; that notwithstanding the fact that Certificate of Occupancy #Q-75653 refers to the lower story as the cellar, the building is actually one story and basement in height; that although it is proposed to provide 9 beds in the 7 bed rooms comprising this proposed nursing home, this condition might be considered comparable to the situation when an owner occupies a dwelling plus 4 boarders, particularly in view of the fact that under the latter set of facts no additional fire protection is required or provided; and

WHEREAS, the applicant states that it is proposed to provide a one-source sprinkler on the 1st floor, to enclose basement stairs and provide a fireproof self-closing door at the bottom,

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to fire retard boiler room ceiling, to arrange all exit doors to open out and provide a 4 ft. passage to front and rear exits and to comply with the rules and regulations of the department of hospitals; that it is also proposed to install a new toilet on the 1st floor and to provide a mortuary in the basement; and

WHEREAS, the applicant contends that the building was designed for 40 lb. live load on the 1st floor and it is requested that this live load be permitted to continue under the nursing home condition in view of the comparatively small proposed occupancy; that the building is located in a sparsely built up neighborhood and is adjoined on the rear by Jamaica Bay, on the west by a vacant lot and on the east by the right of way which is a continuance of Beach 68th street; that there is a substantial rear yard and ample space all around the building including a 5 ft. 8 in. side yard to afford adequate light and air and ready access in the event of an emergency; that no portion of the basement will be used for sleeping purposes; that other than the proposed enclosure of the existing rear porch in masonry walls there will be no increase in area of the building; and

WHEREAS, the applicant contends as to objection 2 insofar as it applies to the 1st floor stair enclosure that it is proposed to install sprinklers on the 1st floor; that the proposed 3-hour stair enclosure in the basement will provide adequate protection against the spread of fire; that there are 3 doors to the outer air from the basement, plus escape through the garage and 3 doors to the outer air from the 1st floor; thus there are ample means of egress in the event of an emergency; and

WHEREAS, the applicant contends as to objection 3 issued by the Borough Superintendent that this objection is a technical one in that the proposed widening of Bayfield avenue includes a small portion of the front part of this building with the front steps; that however it is understood that present plans of the city do not include the widening of this street in the foreseeable future; that it is not intended to alter this portion of the building; that the only alterations contemplated on the 1st floor are the construction of wood stud partitions as indicated on plans filed with this appeal plus the installation of sprinklers as indicated on plans; and

WHEREAS, the applicant states that all existing interior partitions are constructed of wood studs and wallboard on both sides and all new partitions and blocked up openings in existing partitions are to be constructed of wood studs and ½ in. wallboard or 3 coats of plaster both sides with the exception of the garage walls in the basement which are covered with metal and the new stair enclosure in the basement which will be 3-hour construction and the new toilet partition on the 1st floor which will be wood studs and 3 coats of plaster both sides, and that the existing partitions between bed room No. 7 and other rooms of the building now have wood siding on bed room No. 7 side; that the exterior walls on the 1st floor are of wood except that the new enclosure of the present porch will be 8 in. cement block; that the exterior walls of the basement are masonry; that all ceilings on the 1st floor are of wallboard and in the basement are of plaster except that the garage has metal over the plaster on the ceiling and the boiler room ceiling will be fire retarded, and the partition in new bed room No. 7 will be of wood; that all existing and new doors will be of wood except in the basement; that the present door between the garage and basement is one-hour fireproof self-closing and new door to basement stair enclosure will be one-hour fireproof self-closing; that the roof is surfaced with asphalt shingles; and

WHEREAS, the applicant has filed with this appeal a copy of a communication dated October 19, 1953 from the Borough President as to the legal status of Beach 68th street which communication reads as follows:

"In reply to your communication of October 8, 1953, in which you request the legal status of Beach 68th Street, from Bayfield Avenue to Jamaica Bay. I wish to state that Beach 68th Street between the above mentioned limits is not incorporated in the street system of the

Borough of Queens, and therefore title to this street has never been acquired or the Corporation Counsel requested for his opinion as to the dedication of this street."

and

WHEREAS, the premises were inspected by a committee of the Board; and

WHEREAS, the plans are satisfactory to the Department of Hospitals; and

WHEREAS, the following resolution was offered for consideration:

"The motion is to grant, modifying the decision of the Borough Superintendent, acting on Alt. Applic. 1930/53, Objections 1 and 2, to permit the use of the building substantially as extended and as proposed as indicated on plans filed with this appeal, marked 'Received November 19, 1953' (4 sheets), as amended by revised plans marked 'Received November 5, 1954' (4 sheets), *on condition* that the building shall not be increased in height or area and in all other respect shall comply with all laws, rules and regulations applicable thereto except that as to Objection 3, under the powers vested in the Board by Section 35 of the General City Law, the construction as existing may be continued within the bed of the proposed widening of Bayfield avenue, *on condition* that no construction shall occur in such proposed widening except the existing steps to the front door; that the building and occupancy shall be maintained as a nursing home to the satisfaction of the Commissioner of Hospitals."

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1930/53, Objections 1, 2 and 3, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

256-54-A

APPLICANT—Raymond Irrera, for Quality Varnish Corp., owner.

SUBJECT—Application April 12, 1954 filed pursuant to section 36, General City Law re premises not facing on legal street and an Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—47-02 5th street, west side, 100 ft. south of 47th avenue, Block 20, Lot 7, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera and Julius Feinstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated March 23, 1954, on Alteration Applic. 1611/53, reads:

"1. Building must face a legal st. § 36 General City Law.

"2. Provide two direct exits to street. § 270 of labor law. exits through adjoining building and property can not be accepted."

and

WHEREAS, the applicant states that the building is one story, 16 ft. in height by 64.31 ft. in depth, erected prior to 1898, on a lot 36 ft. by 109.20 ft. in depth, in an unrestricted use district, "A" area, Class 2 height district, used and occupied since 1934, as a factory, five persons, without a Certificate of Occupancy and proposed to be increased in area to 36 ft. front by 109.20 ft. in depth, in Class 3 construction, and used as a factory and for storage, with occupancy of ten persons; and

MINUTES

WHEREAS, the applicant states that the premises consists of an interior lot with no street frontage upon which there is located a one story brick factory building 16 ft. by 64 ft. in area and an adjoining metal building extension 20 ft. by 52 ft. in area, approximately 16 feet in height, now used as a varnish factory, that there is an easement from the rear of the plot running northerly to the south side of 47th ave. such easement being 12 ft. in width and 70 ft. in length, in addition to an easement at the front of the lot running through the first floor of the two story brick-storage building to Fifth street; and

WHEREAS, the applicant states that it is now proposed to erect a one-story Class 3 constructed extension on the rear of the unoccupied portion of the lot, said extension to be 30 ft. in width by 45 ft. deep, and used for the storage of varnish in steel containers; and

WHEREAS, the applicant states that there are no records of the existing building in the files of the Department of Housing and Buildings; and

WHEREAS, the applicant contends that the space now being used is very limited in area and insufficient to carry on the owners business, and the proposed extension of 1350 sq. ft. will be of material assistance in providing much needed storage space required and now lacking in the present building; and

WHEREAS, the applicant contends that as exit facilities can be provided by means of permanent easement, that objection 2 can be satisfactorily complied with by the use of these two means of egress although not in strict compliance with Section 270 of the Labor Law; and

WHEREAS, applicant contends as to objection 1, issued by the Borough Superintendent that it is requested that permission be granted to erect a one-story rear extension and accept the easement to 47th avenue, which is 12 ft. in width, as satisfactory compliance with Paragraph 36 of the General City Law even though the building does not border on a legal street.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1611/53, Objection 1, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law and that the Board does hereby *make a variation* in the requirements of the Labor Law, as cited in the above decision of the Borough Superintendent, acting on Objection 2 thereof and that the appeal be and it hereby is *granted*, to permit acceptance of the easement to 47th avenue, as proposed to constitute facing on a street and as indicated on plans filed with this appeal, marked "Received April 12, 1954" (1 sheet) and "October 27, 1954" (1 sheet), and to permit the exit as proposed through such easement above cited to 47th avenue and exit along the easement under agreement through the existing building in premises of others to 5th street; *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area and that a new certificate of occupancy shall be obtained; this this variance shall continue only so long as the conditions herein permitted are continued.

419-54-A

APPLICANT—Gabriel Nathan, for Peter Tessler, Philip Gussow and Gershon Mundell, d/b/a SOS Auto Supply Co., owners.

SUBJECT—Application May 19, 1954—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—1807-1817 Mott avenue and 1806-1818 Cornaga avenue, northwest corner, Block 48, Lot 34, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 3, 1954 on Alt. Applic. 663/51, reads:

"5. Proposed omission of fire retarding on 1st floor partition between service station portion and balance of stores is contrary to Sec. 4.2.4. B.C."

and

WHEREAS, the applicant states that the building is one story, 13 ft. in height, 65 ft. irregular front by 41 ft. irregular in depth, of class 3 construction, erected in 1924, located on a lot 132.88 ft. front by 140.49 ft. irregular in depth, in a business use, C area, class 1 height district and used and occupied since 1924; cellar—ordinary use; 1st floor—gasoline service station, motor vehicle repair shop, stores, launderette and dwelling, for which no certificate of occupancy has been issued; and

WHEREAS, the applicant states that all of the work described under application for zoning variance filed under Cal. No. 852-46-BZ has been practically completed with the exception of fire retarding the wall separating the service station portion of the building from the stores at the first story; and

WHEREAS, the applicant states that it was his intention in the statement submitted to the Board upon the reopening of Cal. No. 852-46-BZ under date of October 21, 1952 that this wall be accepted as it now exists, of wood stud and plaster; that it was felt that the provisions of the fire prevention and building codes were adequately complied with by the work proposed which has now been done and consisted of enclosure of the boiler room with 8 in. terra cotta blocks, fireproof self-closing door and fire retarded ceiling, and the fire stopping of the partition in question at the first tier of beams; and

WHEREAS, the applicant contends that it would inflict a great hardship on the lessee to require that this partition be fire retarded since it is built upon both sides with equipment and decorative finishes and the lessee would have to trespass in the adjoining store which would become a difficult procedure and legal complications might arise, and it is therefore requested that the Board permit the existing stud and plaster walls separating the service station from the balance of the stores to remain.

Resolved, that the decision of the Borough Superintendent acting on Alt. Applic. 663/51, Objection 5, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the existing partition between the gasoline service station building and the adjoining store building, occupied by a laundry, shall be fire retarded on the gasoline station side from floor to the underneath side of the roof on the existing partition construction; that such fire retarding shall be wire lath and cement plaster to the full height of the store with the exception of where the toilet intervenes; and that in all other respects the requirements of the resolution adopted by the Board under Cal. No. 852-46-BZ, Vol. I, shall be complied with.

451-54-A

APPLICANT—John F. Fitzsimons, for May Pfanz, owner.

SUBJECT—Application June 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—108-11 37th drive, north side, 100 ft. east of 108th street (1st floor), Block 1777, Lot 49, Corona, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

MINUTES

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 14, 1954 on N.B. Applic. 1860/53, reads:

"1. A frame garage in a business district is contrary to section 4.1.2 of the building code."

and

WHEREAS, the applicant states that the building is one story, 10 ft. in height, 20 ft. by 21 ft. in area, of class 4 construction, located on the rear of a lot 75 ft. front by 100 ft. in depth, in a residence and business use, D area, class 1 1/4 height district and used as a two car garage, accessory to the existing two-family dwelling on the front of the lot; and

WHEREAS, the applicant states that the construction of the garage in question was started before plans had been approved by the Borough Superintendent under the mistaken notion that the entire premises were in a residence use, D area district; and

WHEREAS, the front portion of the lot is zoned residence and the rear portion is in a business use zone; and

WHEREAS, the applicant contends that the garage complies in all respects with construction permitted in a residence use, D area district; that the dwelling to which the garage is accessory is a frame dwelling; that the southerly portion of the plot comprising the entire frontage on 37th drive is within the residence use district; and

WHEREAS, violation No. 2967-53 was issued by the Borough Superintendent for erecting a frame garage without approval or permit, and a summons was issued in Magistrate's court returnable June 10, 1954 and is still pending to permit the filing of this appeal with the Board; and

WHEREAS, the applicant requests that the Board grant a variation of the requirements of the administrative building code so as to permit the maintenance of the existing frame garage as indicated on plans filed with this appeal.

Resolved, that the decision of the Borough Superintendent acting on N.B. Applic. 1860/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the proposed garage, of frame construction, shall comply with the requirements for a similar garage where located outside of the fire limits; and in all other respects shall comply with all the laws, rules and regulations applicable thereto.

531-54-A

APPLICANT—Abraham Grossman, for Adelan Realty Corp., owner (Lillian Gottesman and Gertrude E. Alpern, lessees).

SUBJECT—Application June 25, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—103-105 Norfolk street, west side, 100 ft. north of Delancey street, Block 353, Lots 35 and 36, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 27, 1954 on amendment to Alt. Applic. 468/54, reads:

"1. The intended use of the proposed driveway would in the opinion of the Superintendent endanger pedestrians and this application is hereby denied under Sec. C26-228, subd. a6 Adm. Code."

and

WHEREAS, the applicant states that the premises consist of a lot 50 ft. front by 100 ft. in depth, located in a business use, B area, class 1 1/2 height district, now vacant, proposed to be used as a parking lot; and

WHEREAS, the applicant contends that the objection of the Borough Superintendent is indirectly based on section 21-A of the zoning resolution and the parking regulations of the Department of Housing and Buildings; that the proposed parking lot is on the west side of Norfolk street opposite the school playground; that the distance from the center of the proposed parking lot exit to the center of the nearest playground exit is 186 ft. 9 5/8 in. measured in a straight line; that the curb cut of the parking lot has been located on the south end so as to be as remote as possible from the nearest school exit; that the amendment to the zoning resolution adopted by the City Planning Commission and the Board of Estimate April 22, 1948, permitting parking and storage of more than 5 motor vehicles in a business use district does not contain any restrictive clauses; that Norfolk street is a northbound one-way traffic street; that the site is located in a very busy retail neighborhood and parking space is in great demand; that the granting of this curb cut will not cause a hazard to pedestrians, especially in view of the fact that an attendant will be present at all times to direct access to and egress from the parking lot; and

WHEREAS, the applicant further contends that an inspection of the playground exit reveals that the majority of the children using this exit live north of it and therefore walk north on Norfolk street, thereby causing them to walk in the opposite direction, away from the parking lot; that Norfolk street, between Delancey and Rivington streets, is a quiet and not a densely populated street; that the danger to pedestrians on this street is no greater than on any other street; that the action of the Borough Superintendent under Section C26-228.0 subdivision a6, without a thorough inspection to determine if any pedestrian hazard exists, is arbitrary; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which noted the school playground on the opposite side of Norfolk street; that in the absence of any statement by the Borough Superintendent based on an inspection of the conditions, it is the opinion of the Committee that there are no unusually dangerous conditions existing requiring action by the Borough Superintendent not to grant the application under Sect. C26-228. subd. a6 of the Administrative Code.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 468/54, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*.

745-54-A

APPLICANT—Halperin, Nathanson, Shivitz and Scholer, for Broadway and 48th Inc., owner (Rector's Tavern, Inc., lessee).

SUBJECT—Application September 21, 1954—Appeal from a decision of the Department of Health.

PREMISES AFFECTED—1506-1512 Broadway and 160 West 44th street, southeast corner of West 44th street, Block 996, Lot 61, Borough of Manhattan.

APPEARANCES—

For Applicant: David I. Shivitz.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Commissioner of Health dated August 19, 1954, reads:

"Your application filed on the 2 day of June 1954 for a Permit to Operate a Bakery (Sanitary Certificate) at above premises was DENIED. Date Denied August 12, 1954, No. 66886."

and

MINUTES

WHEREAS, said decision of the Commissioner of Health was repeated in a decision of the Board of Review of the Department of Health, dated September 8, 1954, reading as follows:

"This letter is being written you in conformity with your oral request. With respect to the denial notice No. 66886, dated August 19, 1954, wherein you were notified that the Commissioner of Health denied your application for a sanitary certificate for a bakery at 1506 Broadway, and denial notice No. 66887, dated August 19, 1954, wherein you were notified that the Commissioner of Health denied your application for a wholesale food establishment permit at 1506 Broadway, please be advised that both denials were based upon noncompliance with Article 12, Section 338 of the Labor Law of the State of New York."

and

WHEREAS, the applicant states the building is 16 stories and penthouse, 160 ft. in height, 102 ft. 3 in. by 116 ft. and 130 ft. 11 in. in area, of fireproof construction, erected in 1909 on a lot 102 ft. $\frac{3}{8}$ in. by 116 ft. and 130 ft. $11\frac{1}{8}$ in. in area, in a retail 1 use, B area, Class 2 height district; used and occupied since 1944: Sub-Subcellar, storage and boiler room, 2 persons; Subcellar—house carpenter shop and storage, 5 persons; Cellar—kitchen, bakery, offices, storage rooms and locker rooms, 15 persons; basement—stores, restaurant and storage, 422 persons; 1st floor—lobby, bar, stores, 30 persons; 2nd floor—billiard parlor, office space and locker room, 400 persons; 2nd and mezzanine—offices and lounge, 50 persons; 3rd floor—kitchen, dining room, ballroom, offices—260 persons; 4th to 15th floors—hotel rooms; 16th and penthouse stories—storage rooms, offices, broadcasting studio and repair shop, 30 persons, for which Certificate of Occupancy #39837 was issued May 19, 1952. The building is equipped with approved standpipe and a one-source sprinkler system in a portion of the premises in compliance with Section 67 of the Multiple Dwelling Law; the building is classified as an Heretofore Erected Existing Class B Hotel; and

WHEREAS, the applicant states this appeal is filed pursuant to the discretionary powers vested in the Board by Section 30 of Article II of the State Labor Law in view of the practical difficulties and unnecessary hardships that will occur if the strict letter of the law is enforced; and

WHEREAS, the applicant states the bakery is situated in the northwest corner of the cellar and has an area of approximately 1100 square feet, which represents less than 10% of entire cellar floor area; that the balance of the cellar is used primarily for a kitchen serving Rector's restaurant which is immediately above on the street floor; and

WHEREAS, the applicant contends that the bakery equipment includes an exhaust system as required by the Administrative Building Code as well as a mechanical ventilation system with two independent sources of fresh air supply; that the bakery was in existence when the establishment was taken over by the present management in 1934 and at that time was used as an accessory to the restaurant and therefore was exempt from the provisions of Section 338 of the Labor Law; that in 1936 the management acquired another cafeteria at 1627 Broadway which then had its own bakery and in 1937 it was concluded it would be more economical and practical to supply the cafeteria at 1627 Broadway with goods baked at subject premises, which has been done since 1937; that in 1939 an additional cafeteria at 1491 Broadway was acquired, for which baked goods are prepared at subject premises; that in 1948 an additional cafeteria at 210 West 42nd Street was acquired, for which baked goods are also prepared at subject premises; that therefore the premises in question prepares all the baked goods for all three cafeterias and in addition thereto occasional sales are made of baked goods for off-premises consumption; and

WHEREAS, the applicant contends that the layout of the bakery is such that it cannot be made to comply with the strict provisions of Section 338 of the Labor Law; that, however, the bakery is more than adequately ventilated, is provided with tiled floors and wainscot and maintained in

accordance with the highest standards and that since the conditions are in no way dangerous to the health of the community, a great hardship would result if the application for a sanitary certificate was not approved; and it is therefore requested that the Board grant the necessary modifications to permit the owner the beneficial use of his premises without adversely affecting the safety and standards intended by the Labor Law.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in the decision of the Commissioner of Health, dated August 19, 1954, be and it hereby is modified to permit the continuance of a cellar bakery as proposed and indicated on plans filed with this appeal marked, "Received, September 21, 1954" (one sheet) on condition that in all other respects the premises shall comply with all laws, rules and regulations applicable thereto, and that the bakery shall be maintained to the satisfaction of the Commissioners of Health and Fire.

565-52-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Alley Pond Amusement, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider additional buildings and uses—re Appeal filed pursuant to Section 35 of the General City Law, to permit the occupancy of the portion of the premises in the bed of mapped streets—230th and 231st street and 43rd avenue and within a proposed park; previously granted on condition.

PREMISES AFFECTED—230-11 Northern boulevard, north side, from Alley Creek to 231st street, Blocks 8083 to 8085, Lots 37, 127 and 3, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider additional building and uses.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

362-54-A

APPLICANT—Technicon Chemical Company, Inc., owner.

SUBJECT—Application for consideration—reopening as to restore to docket—re Appeal from a decision of the fire commissioner; previously dismissed.

APPEARANCES—

For Applicant: Andres Ferrari.

For Administration: Fire Dep't.

ACTION OF BOARD—Appeal reopened restored to docket and set for hearing December 14, 1954, at 2 P. M.; previously dismissed for non-attendance of applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

358-50-A

APPLICANT—Richard B. Thomas, for Woocheffee Institute of New York, Inc., owner (Royal Consulate of Iran, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

MINUTES

PREMISES AFFECTED—86 Riverside drive, southeast corner of West 81st street, Block 1244, Lot 58, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed at request of the applicant, in view of withdrawal of companion case, Cal. 357-50-BZ on December 23, 1952.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

338-54-A

APPLICANT—George Raymond Euell, for Marguerite Guthrie, owner (Shaffney Bashure, lessee).

SUBJECT—Application April 28, 1954—Appeal from a decision of the borough superintendent re Revocation of permit—Alt. 5114-53.

PREMISES AFFECTED—2777 Knapp street, east side, 263.66 ft. north of Shore parkway and 2776 Plumb street, Block 7546, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: Sidney L. Masone and Louis Rubin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and S. Hoffman, Dep't of Marine and Aviation.

ACTION OF BOARD—Appeal dismissed for lack of prosecution; no appearance for the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4

Negative 0

100-45-A—Vol. II

APPLICANT—David R. Dibner, for Medor Realty Corp., owner.

SUBJECT—Application reopened May 11, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—744 East 138th street, southeast corner of Bruckner boulevard, cellar and 2nd floor; Block 2566, Lot 52, Borough of The Bronx.

APPEARANCES—

For Applicant: Millard Henlein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1954, at 2 P. M. for decision by the Board; hearing closed.

541-53-A

APPLICANT—Leonard F. Rothkrug, for George Donus, owner.

SUBJECT—Application June 18, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—133-18 Francis Lewis boulevard, west side, 160 ft. south of 133rd avenue, Block 12969, Lot 8, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Cecil Donus.

For Opposition: Max M. Lome, William Bornstein, Viola Cook, Elizabeth Doyle and Walter N. J. Doyle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for further consideration and decision by the Board, date to be set; hearing closed.

678-53-A

APPLICANT—Seymour W. Gage, for Rose and Anthony Musco, owners.

SUBJECT—Application September 22, 1953—re Appeal from a decision of the borough superintendent, filed pursuant to sec. 310 of the M.D.L. for variation of sec. 171 of M.D.L. re bulk of building.

PREMISES AFFECTED—235 East 116th street, north side, 193.4 ft. west of 2nd avenue, Block 1666, Lot 16, Borough of Manhattan.

APPEARANCES—

For Applicant: Seymour W. Gage.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1954, at 2 P. M. for applicant to file revised plans showing correct existing conditions and proposed conditions.

30-54-A

APPLICANT—Michael A. Caricato, lessee, for Nicholas M. Caricato, owner.

SUBJECT—Application January 15, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—436-438 Water street, west side, 25 ft. 6 in. north of Market Slip, Block 249, Lot 46, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Luca and Michael A. Caricato.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to December 14, 1954, at 2 P.M. for inspection and decision without further argument.

61-54-A

APPLICANT—John T. Kelleher, Borough Superintendent for Department of Housing and Buildings.

OWNER OF PREMISES: Sonjul Realty Co., Inc.

SUBJECT—Application January 29, 1954—Revocation of Certificate of Occupancy Q76789-51 issued re Alt. 1727-51.

PREMISES AFFECTED—96-21 69th avenue, west side, 19 ft. south of Croton avenue (1st floor), Block 3200, Lot 33, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Aaron Halpern, for the borough superintendent, Morton A. Bernstein, Harold Silverstein and James J. Tate.

For Opposition: A. H. Salkowitz and Michael Lichstrahl.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to permit applicant to file application for zoning variance; date to be set.

138-54-A

APPLICANT—Aaron Gelman, for Lester T. Doyle (trustee).

SUBJECT—Application February 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1100-1104 East 177th street, southeast corner of Devoe avenue, Block 3904, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Herbert Frosel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1954, at 2 P.M. at the request of the applicant to file a copy of the lease and a letter from the Transit Authority as to their approval of the use of the premises underneath their subway tracks.

MINUTES

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.

SUBJECT—Application March 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur E. Cooney.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 2 P. M. for further consideration after an appeal has been filed with the Board as to premises #5 E. 47th Street.

243-54-A

APPLICANT—Siegel and Green, for N.L.R. Realty Corp., owner.

SUBJECT—Application March 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—71-73 East Broadway and 9 Market street, southwest corner, Block 280, Lot 27, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel and Lea Rosenblatt.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1954, at 2 P. M. for applicant to report on question of replacing the substandard fire escape.

330-54-A

APPLICANT—Arthur J. McDermott, for Arthur J. McDermott, Jacob A. and Georgia Post Visel, owners.

SUBJECT—Application April 27, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—90-01 Parsons boulevard, south-east corner of 90th avenue, Block 9756, Lot 28, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1954, at 2 P. M. for inspection and decision; hearing previously closed.

402-54-A

APPLICANT—Roux Distributing Co., Inc., lessee, for 110 East 153rd Street Corp., owner.

SUBJECT—Application May 20, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—110 East 153rd street, south side, 286.68 ft. west of Gerard avenue, Block 2354, Lot 74, Borough of The Bronx.

APPEARANCES—

For Applicant: Alexander Pheiffer.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to December 14, 1954, at 2 P.M. at request of the applicant.

406-54-A

APPLICANT—I. F. E. Studios, Inc., lessee (Theatre Circuit Realty Corp., owner).

SUBJECT—Application May 19, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—233-235 West 49th street, north side, 221 ft. east of 8th avenue (5th floor), Block 1021, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: Lawrence C. Gibbs, Mauro H. Zambuto and Jerry N. Lubin.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to December 14, 1954, at 2 P.M. for inspection and decision; hearing closed.

407-54-A

APPLICANT—Sidney Daub, for 108-110 West 11th Street Realty Corp., owner.

SUBJECT—Application May 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—102-110 West 11th street, southwest corner of Avenue of the Americas, Block 606, Lot 30, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 2 P.M. for inspection and decision; hearing closed.

420-54-A

APPLICANT—Sidney Daub, for Relkrantz Realty Corp., owner.

SUBJECT—Application May 20, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—97 Greene street, west side, 164 ft. 10 in. north of Spring street, Block 500, Lot 30, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 2 P. M. for inspection and decision; hearing closed.

422-54-A

APPLICANT—Sidney Daub, for Charles Eneu Johnson Co., Inc., owner.

SUBJECT—Application May 21, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—46-48 New Chambers street, south side, 33 ft. east of Pearl street and 410-412 Pearl street, Block 115, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 2 P. M. for inspection and decision; hearing closed.

474-54-A

APPLICANT—Joseph Levy, Jr., for Centre-Baxter Realty Corp., owner.

SUBJECT—Application June 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—206 Centre street, east side, 110 ft. 7¼ in. north of Hester street, Block 235, Lot 4, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Levy, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 2 P. M. for inspection and decision; hearing closed.

484-54-A

APPLICANT—L. B. Santangelo, for Ernest Hoehn, trustee.

MINUTES

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-37 East Broadway, south side, 218 ft. 7 in. east of Catherine street, Block 280, Lot 42, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 2 P. M. for inspection and decision; hearing closed.

490-54-A

APPLICANT—Sidney Daub, for China Noodle Co., Inc., owner.

SUBJECT—Application June 9, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—176 Park Row, north side, 78 ft. 7 in. east of Baxter street, Block 161, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 2 P.M. for inspection and decision; hearing closed.

424-19-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Victory Storage, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment as to wheel alignment equipment—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 7i of the zoning resolution, permitting in a business use district, the change in use of existing storage garage, showroom and office (previously granted by the Board and later denied for gasoline service station; later amended to permit an additional gasoline tank in garage), to gasoline service station, garage for more than five motor vehicles, spraying, body and fender work, welding, lubritorium, car wash (non-automatic), storage and sale of accessories and office.

PREMISES AFFECTED—2275-2291 Bedford avenue and 2301-2309 Albermarle road, northeast corner, Block 5110, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, October 27, 1953, on certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on August 5, 1919, as hereafter *amended* by resolutions adopted through October 27, 1953, and March 23, 1954, by adding thereto:

"that in the event the owner desires to eliminate one greasing lift and substitutes one wheel alignment machine in its place, as indicated on revised plan marked 'Revised November 8, 1954' (1 sheet), such substitution of equipment may be permitted provided in all other respects the resolution above cited shall be complied

with, as passed on by the Borough Superintendent under Alt. 1323/53, Objection 1, dated November 9, 1954."

486-50-BZ

APPLICANT—V. C. L. Realty Corp., present owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution permitting in a residence use district, the parking and storage of motor vehicles on unbuilt portion of plot and in existing shed, for a term of three years.

PREMISES AFFECTED—414-420 East 157th street, south side, 121 ft. east of Melrose avenue, Block 2378, Lots 13 and 15, Borough of The Bronx.

APPEARANCES—

For Applicant: Stephen Vasques.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 14, 1950, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 2, 1952; and

WHEREAS, the term of variance was extended on December 2, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 14, 1950, as thereafter *amended* by resolution adopted December 2, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, subdivision h for a term of two (2) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within three (3) months from the date of this *amended* resolution." (Alt. Apps. 416/50 and 950/52)

857-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Rosedor Realty Corp. and Majestic Auto Body Works, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 7i of the zoning resolution, permitting in a residence and business use district, the addition of motor vehicle repairs, lubritorium, wheel alignment, car washing and storage of parts to existing public garage for more than five motor vehicles, auto showroom, storage and service station, and to add the uses of motor vehicle repairs, body and fender working and welding to existing automobile paint shop; also to add car wash to building used as auto showroom and public garage with a proposed sign on roof of building.

PREMISES AFFECTED—1679-1699 Bedford avenue, east side, 58 ft. south of Montgomery street, Block 1304, Lots 10, 12 and 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 27, 1953, on certain conditions; and

WHEREAS, the resolution was amended on July 13, 1954; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 27, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and the owner is now taking bids, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 2349/52)

279-53-BZ

APPLICANT—Lama, Proskauer and Prober, for O'Reilly Funeral Home, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence use, E-1 area district, the erection of an extension to an existing funeral parlor and embalming room on northerly side of building, without the required setback.

PREMISES AFFECTED—137-40 Brookville boulevard, west side, 50 ft. north of 138th avenue, Block 13233, Lot 52, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 4, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 4, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and that the owner is waiting for the construction of the street sewer, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 242/53)

558-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for 2307 Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7b of the zoning resolution, permitting in a residence and business use district, the maintenance of existing retail store.

PREMISES AFFECTED—2307 Broadway, west side, 70 ft. 2 in. north of West 83rd street, Block 1231, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Norman Lederer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 9, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 9, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution" (Alt. 4/53).

845-41-BZ

APPLICANT—Max Horn, for Brooklyn Trust Company, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition under section 7h of the zoning resolution, permitting partly in a business and partly in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—14-07 Seagirt avenue and 121 Beach 14th street, southwest corner, Block 149, part of Lot 1, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: M. Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request for reopening withdrawn by applicant. In view of the reduction of the size of the lot and the rezoning of the balance of the lot to business use, the applicant proposes to apply to the Department of Housing and Buildings for a permit for parking within the business use district.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

Adjourned: 5:30 P. M.

JOSEPH J. DOYLE, Chief Clerk.

PAID

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MINUTES

SPECIAL MEETING

FRIDAY MORNING, DECEMBER 3, 1954, 10 A. M.

Present: Chairman Murdock and Commissioner Kleinert.

64-27-SR—Vol. II

SUBJECT—Proposed Revision of the Factory Exit Rules.
ACTION OF BOARD—Laid over, date to be set.

Adjourned: 10:10 A. M.

JOSEPH J. DOYLE, *Chief Clerk.*

COURT DECISION

(Continued from page 1845)

it under section 7, subdivision (e), and section 20 of the Building Zone Resolution, we do not think the court ought to interfere with the conduct of what amounts to an administrative function, excepting where discrimination has been surely exercised or discretion gravely abused.

In granting the application for a variance subject to appropriate conditions and safeguards the Board of Standards and Appeals in the present case appears to have acted on a reasonable basis and on sufficient evidence in exercising its discretionary powers. In the circumstances the determination of the board is not arbitrary, capricious or illegal and consequently it may not be set aside (*Matter of Douglaston Civic Ass'n v. Board of Standards and Appeals*, 278 App. Div., 659, 660, aff'd 302 N. Y., 920; *Matter of Sima v. Board of Standards and Appeals*, 278 App. Div., 785).

Respondent's application to vacate the order of certiorari and to dismiss the petition is granted. The determination of the Board of Standards and Appeals is confirmed. Submit order."

(New York Law Journal, November 16, 1954, p. 11)

THE BUILDING LAWS AND AMENDMENTS THERETO

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

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Checks for \$3 or more must be certified.

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, Chief Clerk

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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Correction Affecting Calendar Number 131-54-BZ.

PETITIONS AND CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS

On December 1, 1954, Copy of Petition and Order of Certiorari was served on the Board by Benjamin C. Amodeo by Louis M. Meringolo, attorney for petitioner, Anna Basile, objecting property owner seeking a review of the Board's determination on October 26, 1954, granting a variance under Section 7, subdivisions f, h, i and A of the Zoning Resolution, permitting in a business use district, for a term of fifteen (15) years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and an office, and the parking and storage of motor vehicles, with a curb cut and show windows nearer the residence use district than is permitted; Cal. No. 1348 27-BZ, Vol. II; premises 2753-2761 Coney Island Avenue, and 1002-1012 Avenue Y, Borough of Brooklyn.

* * * * *

On December 7, 1954, Copy of Petition and Order of Certiorari was served on the Board by Isidore Ginsberg, attorney for North Shore Building Company, owner, seeking a review of the Board's denial of their application on October 26, 1954, to permit in a residence and retail use district the erection and maintenance of a gasoline service and selling station, lubritorium, motor vehicle repairs and office, with a curb cut nearer the residence use district than is permitted, and to permit the erection of a sign and a sign standard above level of first story and projecting beyond the building line, and to permit the parking of motor vehicles waiting to be serviced (previously denied by the Board under Section 21 and later under Sections 7e, 7h and 7i, when site was in residence and business use district); Cal. No. 1446-39-BZ, Vol. III; Premises 34-67 Francis Lewis Boulevard, Bayside, Borough of Queens.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellant and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, Chairman

CALENDAR

DOCKET

New Cases filed up to December 7, 1954

Cal. No. Dept. Premises Affected

901-54-BZ—H.B.Q.—133-40 to 135-14 Hook Creek boulevard, southwest corners of 133rd drive and 133rd road; west side of Hook Creek boulevard 61.95 ft. south of 133rd road; 72.31 ft. south of 133rd drive; 41.32 ft. north of 134th avenue; 181.89 ft. south of 134th avenue; 40.42 ft. north of 135th road and 40.42 ft. south of 134th avenue; 20.21 ft. south of 135th avenue; 101 ft., 141.42 ft. and 181.84 ft. north of 135th avenue; Block 13210, Lots 1 and 4; Block 13211, Lots 1, 7 and 8; Block 13217, Lots 33, 43, 45 and 47; Block 13227, Lots 12 and 17, Rosedale, Borough of Queens, N.B. 3104-54 to N.B. 3104-54 inclusive (3101-out) and N.B. 3969-54—re setback.

902-54-SM—Soundex Series F (movable partitions), manufactured by GR Products, Inc., Material.

903-54-SM—Plastispray (interior wall and ceiling covering-veneer), manufactured by Liquid Plastics Corp., Material.

904-54-A—F.D.—105 Bleecker street, northeast corner of Greene street, Block 533, Lot 39, Borough of Manhattan, Decision re Order Nos. 6237-4 and 3278-4—re Sprinkler heads and storage of paints.

905-54-A—H.B.M.—3-13 West 136th street, north side, 234 ft. 6 in. west of 5th avenue, Block 1734, Lot 1, Borough of Manhattan, Amendment to N.B. 70-54—re windows.

906-54-A—H.B.M.—147-151 Baxter street, east side, 97 ft. 9 in. south of Grand street, Block 236, Lot 8, Borough of Manhattan, Amendment to Alt. 566-53—re egress.

907-54-SM—Eljer Co. Anti-Syphon Ballcock, Model E-9861, manufactured by Eljer Co., Material.

908-54-BZ—H.B.Bx.—606-616 Nereid avenue, south side, from Bronx boulevard to Carpenter avenue and 4386 Bronx boulevard, Block 5036, Lots 29 and 33, Borough of The Bronx, Alt. 983-54—re gasoline service station, lubritorium, office and sales, repair shop and parking and storage.

909-54-BZ—H.B.Bx.—1440-1446 Westchester avenue and 1164 Close avenue, southeast corner, Block 3736, Lots 34 and 38, Borough of The Bronx, Alt. 982-54—re proposed extension of motor vehicle repair shop.

910-54-BZ—H.B.B.—1847-1851 East 5th street, east side, 80 ft. 2½ in. north of Kings highway, Block 6662, Lot 42, Borough of Brooklyn, Alt. 1474-54—re proposed change in occupancy and rearrangement of existing gasoline service station, etc.; curb cuts and entrance.

911-54-SM—Lupton ¾ Hr. Test and Steel Windows (solid section windows of the fixed, pivoted and projected types), manufactured by Michael Flynn Manufacturing Co., Material.

912-54-BZ—H.B.Q.—163-01 to 163-19 Horace Harding boulevard (163-05 official) north side, from 163rd to 164th streets, 59-45 to 59-53 163rd street and 59-46 to 59-54 164th street, Block 6741, Lot 1, Flushing, Borough of Queens, N.B. 3959-54—re Fruit and vegetable wholesaler, refrigerator rooms, etc.; gasoline service station, repairs, parking, etc. and business entrance.

913-54-A—H.B.Q.—56-34 to 56-38 Myrtle avenue, south side, 155 ft. east of Cornelia street, Block 3560, Lot 26, Ridgewood, Borough of Queens, Alt. 1906-54—re live loads, egress and stairs.

914-54-BZ—H.B.Q.—135-02 Springfield boulevard, southwest corner of Merrick boulevard, Block 13007, Lot 31, Springfield Gardens, Borough of Queens, N.B. 2469-54—re airport property.

915-54-BZ—H.B.M.—235-239 West 22nd street, north side, 276 ft. 9 in. west of 7th avenue, Block 772, Lots 25, 26, 27, Borough of Manhattan, Alt. 1884-54—re parking lot for more than five motor vehicles.

916-54-A—F.D.—31-10 College Point Causeway and 127-02 31st avenue, southwest corner, Block 4382, Lots 1 and 36 and Block 4383, Lot 5, Flushing, Borough of Queens, Order No. 8420-54.

917-54-BZ—H.B.Bx.—2371-2379 Southern boulevard and 774-778 East 187th street, southwest corner, Block 3114, Lot 62, Borough of The Bronx, N.B. 921-54—re erection and maintenance of gasoline service station, parking, repairs, etc., curb cut, etc.

918-54-A—H.B.M.—450-454 Avenue of The Americas (6th), east side, 34.6 ft. south of West 11th street, Block 574, Lot 5, Borough of Manhattan, Amendment to Alt. 1105-54—re egress.

919-54-SM—Lightolier Environmental Conditioning System (plastic light diffuser), Model CD-1033, manufactured by Lightolier, Inc., Material.

920-54-SA—Weber Ultra Coolant Handpiece Spray, Model 1 (accessory to Dental Unit), manufactured by The Weber Dental Manufacturing Co., Appliance.

Restored to Docket

282-54-A—H.B.B.—614 Gates avenue, south side, 325 ft. east of Throop avenue, Block 1816, part of Lot 16, Borough of Brooklyn, Alt. 4201-46.

870-39-A—Vol. III—H.B.M.—25 East 78th street, northwest corner of Madison avenue, Block 1393, Lot 14, Borough of Manhattan, Alt. 1077-54.

729-40-SM—Vol. II—Hobart No. 12 Arc Welding Electrode (mild steel welding—all positions—DC straight polarity or AC), manufactured by The Hobart Brothers Company, Material.

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707-40-SM—Vol. II—The W. S. Tyler Company 1½ in. Four-Ply Corrugated Cellular Asbestos—Johns Manville or Clark Asbestos, manufactured by The W. S. Tyler Company, Material.

1124-48-SM—Vol. II—Flex-ease Gas Range Connector, manufactured by the S. H. Leggett Company, Material.

520-48-SM—Precast Building Sections (masonry walls) (reopened for amendment as to reduction in cement and change in steam process and omission of calcium chloride, test and report), manufactured by Precast Buildings, Inc., Material.

162-38-BZ—Vol. II—H.B.B.—781-787 East 31st street, east side, 40 ft. north of Avenue H, Block 7559, Lot 8, Borough of Brooklyn, Alt. 3487-54.

509-38-BZ—Vol. II—H.B.Q.—202-01 Rocky Hill road, northeast corner of 202nd street, Block 5561, Lots 10, 13 and 62, Bayside, Borough of Queens, Alt. 2497-54.

43-53-BZ—H.B.B.—3723 Avenue U, northwest corner of East 38th street, Block 8537, Lot 1, Borough of Brooklyn, Alt. 2791-52.

765-48-BZ—H.B.Q.—36-02 to 36-20 Ocean Boardwalk and 112 Beach 37th street, northeast corner; 105 Beach 36th street, northwest corner of Ocean Boardwalk, Block 308, part of Lot 1, Edgemere, Borough of Queens, B.N. 5678-48.

202-54-BZ—H.B.Bx.—3020 Eastchester road, east side, 150.06 ft. north of Adea avenue, Block 4766, Lots 43 and 46, Borough of The Bronx, Amendment to Alt. 95-54.

783-49-SM—Vol. II—Nelco Kilnoise Acoustical Tile (sound control by application to ceilings of rooms), manufactured by New England Lime Co., Material.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Blended Cements, Rules for Testing and Use of	Nov.	10, 1953—Vol. 38, No. 45
Carbon Dioxide Liquefier, Rules	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April	24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	July	31, 1951—Vol. 36, No. 31A
Exit Rules (Revolving Doors)	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar.	4, 1952—Vol. 37, No. 10A
Fire resistive, Flameproof Materials, etc., Rules for Testing of	May	26, 1954.

		Last Publication
Fire Retarding Rules for Garages, etc.	Apr.	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	Oct.	19, 1954.
Gas Shut-Off Rules	Apr.	7, 1925—Vol. 10, No. 14
Hatchway Protection	June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules	May	25, 1954.
Opening Protective Assemblies, Rules for Inspection of	May	27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Apr.	15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June	14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

DECEMBER 14, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 14, 1954, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

1674-21-BZ—Vol. II

APPLICANT—Herman Kron, for Plancher Corp., owner. SUBJECT—Application reopened May 4, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit the removal of partition dividing the residence use district from the business use district on the second floor, to be used as an extension to existing public assembly (catering) use.

PREMISES AFFECTED—151 East Burnside avenue and 2052-2062 Creston avenue, northeast corner, Block 3160, Lot 1, Borough of The Bronx.

Laid over from November 16, 1954, to December 14, 1954, for inspection by committee of the Board and for applicant to get a full examination from the Building Department and file an administrative appeal with the Board if necessary; hearing closed.

647-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Maria Suarez, owner (Angels Auto Sales, lessee).

SUBJECT—Application reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a business use district for a term of fifteen years the maintenance of existing class 5 structure (quonset hut) for car washing, simonizing and motor vehicle repair shop in conjunction with existing office and storage, sales and display of cars.

PREMISES AFFECTED—535-549 Remsen avenue, east side, 100 ft. north of Church avenue, Block 4687, Lot 12, Borough of Brooklyn.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed.

908-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Merrick Westbury Corp., owner.

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SUBJECT—Application December 30, 1952—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles on unbuilt upon portion of lot; for a term of fifteen years.

PREMISES AFFECTED—203-20 Rocky Hill road and 47-52 to 47-58 204th street, southwest corner and 203-17 to 203-27 48th avenue, Block 7355, Lot 61, Bayside, Borough of Queens.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed.

116-54-BZ

APPLICANT—Ingram S. Carner, for Eswin Construction Corp., owner.

SUBJECT—Application February 17, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—231-13 to 231-21 Linden boulevard and 116-64 to 116-72 232nd street, northwest corner, Block 11332, Lot 1, Springfield, Borough of Queens.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed.

222-54-BZ

APPLICANT—Max Horn, for 95-26 Sutphin Boulevard Corp., owner.

SUBJECT—Application March 31, 1954—(decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles of patrons and employees of adjoining building, loading and unloading, with a business entrance (curb cut).

PREMISES AFFECTED—95-25 Waltham street, east side, 150 ft. north of 97th avenue, Block 10026, Lots 35, 37 and 38, Jamaica, Borough of Queens.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed.

456-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel and Stanley W. Berman, owners.

SUBJECT—Application June 7, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—7602-7624 Flatlands avenue, south side, from East 76th to East 77th streets, 901-911 East 76th street and 902-910 East 77th street, Block 8013, Lots 1, 4, 5, 6 and 8, Borough of Brooklyn.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed.

632-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Irving Rubber and Metal Co., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a structure using more than the area permitted, and to be used for office, loading space, junk shop for sorting, packing and baling of scrap metal and rubber (no paper or rags), with an entrance to off street loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—9517-9529 Ditmas avenue and 736-746 East 96th street, northwest corner, Block 8113, Lot 1, Borough of Brooklyn.

Laid over from October 13, 1954, to October 26, 1954, at request of the applicant; then to November 23, 1954, at the request of the applicant; owner may decide to acquire other property and withdraw the application; then to December 14, 1954, for inspection and decision; hearing previously closed.

81-35-BZ—Vol. III

APPLICANT—Larry Meltzer, for William Gold, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district, the change in occupancy from auto showroom and store, shop for new auto accessories, locks, windshield wipers, glazing, speedometers, upholstering and auto heater service station, and the parking and storage of more than five motor vehicles and sale and display of new and used cars—to auto showroom, auto parts, motor vehicle repair shop, and to permit the extension into residence use district of sale and display of new and used cars, and the parking and storage of motor vehicles.

PREMISES AFFECTED—2027-2035 Flatbush avenue and 1-11 Baughman place, northeast corner, Block 7867, Lot 1, Borough of Brooklyn.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed.

1011-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Lippman, Samuel Dorman and Florence Saunders, owners.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a restricted retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1702-1718 Bruckner boulevard and 975-979 Noble avenue, southwest corner and 960-970 Soundview avenue, Block 3661, Lot 58, Borough of the Bronx.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed.

362-46-BZ—Vol. II

APPLICANT—Arthur Levine, for Irving Goldberg, owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the use of more than the permitted percentage of floor space for manufacturing purposes.

PREMISES AFFECTED—725 Union street, north side, 69 ft. west of 5th avenue, Block 952, Lot 43, Borough of Brooklyn.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed.

239-54-A

APPLICANT—Arthur Levine, for Irving Goldberg, owner.

SUBJECT—Application March 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—725 Union street, north side, 69 ft. west of 5th avenue, Block 952, Lot 43, Borough of Brooklyn.

448-46-BZ—Vol. III

APPLICANT—Jacob Lubroth and Son, for Edward and Arthur Senft, owner.

SUBJECT—Application reopened June 22, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of

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ten years in a residence use district the change in occupancy from garage for more than five motor vehicles to factory for light manufacturing in basement and first floor.
PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed.

909-52-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application December 31, 1952—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—198-30 Jamaica avenue and 94-04 199th street, southwest corner, Block 10829, Lot 56, Hollis, Borough of Queens.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision without further argument; hearing closed.

81-54-BZ

APPLICANT—Herman Kron, for Robert E. Watson, owner.

SUBJECT—Application February 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of a lot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office and an automobile show-room; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—32-10 to 32-18 Francis Lewis boulevard, southwest corner of 32nd avenue, Block 4940, Lot 1, Flushing, Borough of Queens.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed.

426-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Anna Klein, owner.

SUBJECT—Application May 27, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—78-01 to 78-19 Linden boulevard, north side, from 79th to Sapphire street; 135-33 to 135-39 Sapphire street and 135-32 to 135-40 79th street, Block 11376, Lot 23, Ozone Park, Borough of Queens.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed.

445-54-BZ

APPLICANT—Lama, Proskauer and Prober, for James Perretta, owner.

SUBJECT—Application June 2, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—1726-1748 McDonald avenue, west side, 180 ft. south of Avenue O, Block 6607, Lots 16, 20, 22 and 24, Borough of Brooklyn.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed.

62-53-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for LaGuardia Hotel Inc., owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E area district the off street parking of motor vehicles within the required open spaces and required set back; and to permit the erection of electric signs on building and also on the roof.

PREMISES AFFECTED—99-01 to 99-19 Ditmars boulevard, north side, from 22nd avenue to 22nd road; 99-02 to 99-12 22nd avenue and 100-01 to 100-17 22nd road, Block 1634, Lot 101, East Elmhurst, Borough of Queens.

Laid over from November 16, 1954, to November 30, 1954, for applicant to submit plans of signs which conform to the requirements of the State Conservation Law; then to December 14, 1954, for further consideration and decision by the Board; hearing previously closed.

794-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Spofford Holding Corp., owner (Blue Hour Restaurant Inc., lessee).

SUBJECT—Application reopened May 11, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use district portion of plot the extension of restaurant to include dancing and three piece band including piano (cabaret).

PREMISES AFFECTED—311-315 93rd street, north side, 89 ft. east of 3rd avenue, Block 6103, Lot 61, Borough of Brooklyn.

ACTION OF BOARD—Laid over from November 30, 1954, to December 14, 1954, for inspection and decision; hearing closed.

447-54-BZ

APPLICANT—Leonard F. Rothkrug, for Cosmo Finnochio, owner.

SUBJECT—Application June 4, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in the retail use district portion of plot located in residence and retail use district the erection and maintenance of retail stores and a wholesale bake shop with loading space and two car garage.

PREMISES AFFECTED—192-14 to 192-22 Northern boulevard, southwest corner of 193rd street, Block 5516, Lot 16, Flushing, Borough of Queens.

ACTION OF BOARD—Laid over from November 30, 1954, to December 14, 1954, for inspection and decision; hearing closed.

351-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Trisolini, owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1275-1283 Gun Hill road, north side, from Bouck to Wilson avenues, 3201-3211 Wilson avenue and 3250-3256 Bouck avenue, Block 4734, Lot 92, Borough of The Bronx.

Laid over from October 5, 1954, to October 26, 1954, at request of objectors; no further request for adjournments; then to November 23, 1954, for inspection and decision without further argument; hearing closed; then to December 7, 1954, for inspection and decision; hearing previously closed; then to December 14, 1954, for applicant to file revised plans.

280-41-BZ—Vol. III

APPLICANT—Paul Friedman, for Constel Realty Corp., owner.

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SUBJECT—Application reopened July 27, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a storage garage for more than five motor vehicles, and a motor vehicle repair shop (including welding, painting and spraying), and to permit the parking of motor vehicles on unbuilt upon portion of plot for customers and employees.

PREMISES AFFECTED—89 Furman avenue, west side, 99.5 ft. north of Bushwick avenue, Block 3462, Lots 26, 63 and 67, Borough of Brooklyn.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; hearing closed; then to December 7, 1954, for inspection and decision; hearing previously closed; then to December 14, 1954, for applicant to file revised plans.

315-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Missouri Enterprises, Inc., Sidney Moseson and William B. Putnam, owners (Missouri Enterprises, Inc., lessee).

SUBJECT—Application reopened as Vol. II—October 20, 1953—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district for a term of ten years the erection and maintenance of a luncheonette, office, kiddie park and accessory parking of patrons cars (previously denied by the Board for lots 30 and 34).

PREMISES AFFECTED—231-12 to 231-20 Northern boulevard and 45-02 to 45-20 232nd street, southwest corner and 45-15 to 45-23 231st street, Block 8164, Lots 15, 18, 30, 34 and 37, Little Neck, Borough of Queens.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; hearing closed; then to December 7, 1954, for inspection and decision; hearing previously closed; then to December 14, 1954, for inspection and decision.

197-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

SUBJECT—Application March 12, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sales and office; and automobile showroom; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—58-12 to 58-30 (58-20 official) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; hearing closed; then to December 7, 1954, for inspection and decision; hearing previously closed; then to December 14, 1954, for inspection and decision.

227-54-BZ

APPLICANT—Raymond Irrera, for John Micari, owner.

SUBJECT—Application April 2, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the maintenance of existing garages for five cars for other than tenants of dwelling on front of plot, if tenants do not use them.

PREMISES AFFECTED—31-30 38th street, west side, 277.83 ft. south of 31st avenue, Block 657, Lots 53 and 54, Long Island City, Borough of Queens.

Laid over from December 7, 1954, to December 14, 1954, for further consideration by the Board; hearing closed.

273-54-BZ

APPLICANT—Theodore L. Soontup, for Louis Bronson, owner.

SUBJECT—Application April 14, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence, business and manufacturing use district the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—90-25 144th place (Vanderbilt avenue), east side, 134.60 ft. south of Jamaica avenue, Block 9985, Lot 37, Jamaica, Borough of Queens.

Laid over from December 7, 1954, to December 14, 1954, for further consideration; hearing closed.

276-54-BZ

APPLICANT—Burke, Green and Groh, for Ethel C. Mold, owner (Anthony Cuneo, lessee).

SUBJECT—Application March 30, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the reconstruction and extension in area of existing gasoline service station to include auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—149-34 15th avenue, south side, 260 ft. east of 149th street, Block 4662, Lot 47, Whitestone, Borough of Queens.

Laid over from December 7, 1954, to December 14, 1954, for investigation of the records; hearing closed.

428-54-BZ

APPLICANT—Esso Standard Oil Co., for Estelle Rosenberg, owner.

SUBJECT—Application May 28, 1954—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—220-02 Linden boulevard, southeast corner of 220th street, Block 12737, Lot 56, Cambria Heights, Borough of Queens.

Laid over from December 7, 1954, to December 14, 1954, for inspection and decision; hearing closed.

566-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Otto Muller and Herbert J. C. Wells, owners.

SUBJECT—Application July 6, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, utility room and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—1741-1751 Bronxdale avenue and 900-910 Morris Park avenue, southeast corner, Block 4094, Lots 1, 3, 41 and 42, Borough of The Bronx.

Laid over from December 7, 1954, to December 14, 1954, at request of an objector.

478-53-BZ

APPLICANT—Joseph Amaru, for James and Edward Muro, owners.

SUBJECT—Application June 18, 1953—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district the maintenance of motor vehicle repair shop (including body and fender work), to existing gasoline service station, non-storage garage for more than five motor vehicles, lubritorium and car washing.

PREMISES AFFECTED—46-01 108th street, southeast corner of 46th avenue, Block 2002, Lot 1, Corona, Borough of Queens.

281-54-BZ

APPLICANT—Paul Friedman, for Alice Price, owner.

SUBJECT—Application April 19, 1954—re (decision of the borough superintendent) under section 7e of the zoning

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resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—166-11 Northern boulevard, northwest corner of 167th street, Block 5341, Lot 1, Flushing, Borough of Queens.

418-29-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Company, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the extension and reconstruction of existing gasoline service station to include car wash, lubritorium, motor vehicle repairs, store and brake service and office, and to permit the parking and storage of motor vehicles, with curb cuts and signs nearer the residence use than is permitted.

PREMISES AFFECTED—115-58 to 115-74 (115-62 official) Sutphin boulevard and 149-01 116th avenue, northwest corner and 115-43 to 115-49 149th street, Block 11994, Lots 21 and 24, Jamaica, Borough of Queens.

79-30-BZ—Vol. II

APPLICANT—Jacob Lubroth and Son, for Guywal Realty Corp., owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit the business use district portion of a plot for a term of ten years the erection and maintenance of a gasoline selling station, lubritorium, motor vehicle repairs and office; and to permit on vacant portion the parking of motor vehicles.

PREMISES AFFECTED—2270-2280 East 14th street and 1313-1323 Gravesend Neck road, northwest corner, Block 7374, Lot 29, Borough of Brooklyn.

528-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis D. Cohen and Augusta Geller, owners (Socony-Vacuum Oil Company, lessee).

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, storage and office, and the parking and storage of motor vehicles and to install an open truck pit and to add four 550 gallon gasoline tanks and an additional dispensing pump, and to remove the existing dividing wall between the gasoline service station and the parking lot.

PREMISES AFFECTED—164-178 4th avenue and 340-344 Douglass street, southwest corner, Block 420, Lots 37 and 40, Borough of Brooklyn.

624-39-BZ—Vol. V

APPLICANT—Albert E. Deer, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. V—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district for a term of fifteen years, the extension to accessory building, and the addition of motor vehicle repairs and the parking of motor vehicles waiting to be serviced, on existing gasoline service station.

PREMISES AFFECTED—178-02 to 178-08 Union turnpike, southwest corner of Surrey lane, Block 7227, Lot 29, Jamaica, Borough of Queens.

1228-40-BZ—Vol. II

APPLICANT—Larry Meltzer, for Avenue P and East 19th Street, Inc., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re (decision of the borough superintendent) under sec-

tions 7c and 21 of the zoning resolution, to permit in a residence and business use, E area district the extension of existing structure using more than the area permitted and without the required setback from street lines on Avenue P and East 19th street.

PREMISES AFFECTED—1816-1824 Avenue P and 1610-1620 East 19th street, southwest corner, Block 6781, Lot 7, Borough of Brooklyn.

124-49-BZ—Vol. II

APPLICANT—Carl H. Salminen, for MacGrotty Chevrolet, Inc., owner.

SUBJECT—Application reopened February 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use district the erection and maintenance of an extension to existing structure maintaining present uses of showroom, service, office, storage and parts department, and to add the use of storage of parts, body shop, welding with acetylene and oxygen, machine room, painting, spraying and under coating, with storage of paints and to permit the storage of new and used cars waiting to be serviced and the parking of cars on the roof.

PREMISES AFFECTED—137-80 Northern boulevard, southwest corner of Union street, Block 4977, Lot 52, Flushing, Borough of Queens.

682-53-BZ

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and local retail use district the change in use of cellar and first floor from spraying establishment, to spraying establishment and assembly of costume jewelry.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.

683-53-A

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.

159-54-BZ

APPLICANT—J. Paul Frampton, for Harry Bram, owner (Ciro Sanicola, lessee).

SUBJECT—Application March 4, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of existing gasoline service station to include lubritorium, store and office.

PREMISES AFFECTED—779-787 Crescent street, southeast corner of Linden boulevard, Block 4486, Lot 1—formerly Lots 1 and 4, Borough of Brooklyn.

377-54-BZ

APPLICANT—Charles M. Spindler, for Muller Bros. Holding Corp., owner.

SUBJECT—Application May 11, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage garage for more than five motor vehicles to warehouse, packaging and crating (incidental to movers' business) and office, for a term of ten years.

PREMISES AFFECTED—70-01 67th place and 67-26 to 67-34 70th avenue, southeast corner, Block 3653, Lot 1, Glendale, Borough of Queens.

525-54-BZ

APPLICANT—Lama, Proskauer and Prober, for David M. and Joseph Fisch, owners.

CALENDAR

SUBJECT—Application June 23, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, for a term of ten years, the change in occupancy from garage to florist supply, manufacturing of florist ornaments and decoration, sales and storage, loading and unloading, and the storage of two trucks.
PREMISES AFFECTED—1236-1240 President street, south side, 275.2 ft. west of New York avenue, Block 1283, Lot 26, Borough of Brooklyn.

768-54-BZ

APPLICANT—Ralph E. Leff, for Bridge-Duffield Corp., owner (The Brooklyn Eagle, lessee).
SUBJECT—Application October 1, 1954—re (decision of the borough superintendent) under section 19A(h) of the zoning resolution, to permit in a manufacturing use district the use of one loading berth (for two trucks) without the required depth.
PREMISES AFFECTED—116-124 Duffield street and 122-144 Johnson street, southwest corner and 295-301 Bridge street, Block 2047, Lots 13-17 inclusive, 19 and 26, Borough of Brooklyn.

769-54-A

APPLICANT—Ralph E. Leff, for Bridge-Duffield Corp., owner (The Brooklyn Eagle, lessee).
SUBJECT—Application October 1, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—122-144 Johnson street and 116-124 Duffield street, southwest corner and 295-301 Bridge street, Block 2047, Lots 13-17 inclusive, 19 and 26, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 14, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 14, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

265-54-SM

APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Granette Corlon (Vinyl) Floor Covering, approval of.

266-54-SM

APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Decoresq Corlon (Vinyl) Floor Covering, approval of.

264-54-SM

APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Excelon Tile (Vinyl), approval of.

267-54-SM

APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Armstrong Custom Corlon Tile (Vinyl), approval of.

617-54-SA

APPLICANT—Bradley T. Sheridan, for Iron Fireman Manufacturing Co., owner.
SUBJECT—Application July 12, 1954—Iron Fireman Oil Burner, Type RF, approval of.

536-54-SA

APPLICANT—Dredger Realty Corporation, owner.
SUBJECT—Application June 18, 1954—Dredger Oil Buffer for Elevators, approval of.

855-53-SA

APPLICANT—Rubenstein Dental Equipment Company for Central Dental Manufacturing Company, owner.
SUBJECT—Application November 24, 1953—Central Dental Manufacturing Company, Dental Cuspidor, No. 70 (pedestal type), approval of.

312-54-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application April 19, 1954—Gold Bond Grip-board (acoustical tile), approval of.

383-54-SM

APPLICANT—Rock-Crete Corporation, owner.
SUBJECT—Application May 11, 1954—Rock-Crete Standard and Jumbo Size Cinder Concrete Brick, approval of.

208-54-SM

APPLICANT—Dresser Mfg. Division of Dresser Industries, Inc., owner.
SUBJECT—Application November 19, 1953—Dresser Couplings and Fittings, Style 38, 65 and 90, approval of.

231-53-SA

APPLICANT—Avco Manufacturing Corporation, Bendix Home Appliances Division, owner (Bruno-New York, Inc., agent).
SUBJECT—Application April 6, 1953—Bendix Auto Washer, Gyramatic Model G-314, approval of.

1105-48-SA

APPLICANT—Automatic Burner Corporation, owner.
SUBJECT—Application reopened September 28, 1954, as to report as to additional trade names—re ABC Oil Burner, Model 52A previously approved.

360-50-SA

APPLICANT—Automatic Burner Corporation, owner-manufacturer.
SUBJECT—Application reopened September 28, 1954, as to additional trade names—re Burnham Oil, Model 55; Homer Oil Burner, Model 55; Comfortzone Oil Burner, Model 55; Norge Heat Oil Burner, Model FOB-55; Radiation Oil Burner, Model 55; Richmond Oil Burner, Models P10A, P11A and P12A; Rybolt Oil Burner, Model 55; Certified Oil Burner, Model 55; Solar Flame Oil Burner, Model 55; Weil McLain Oil Burner, Model 55; Cities Service Oil Burner, Model CS-55; Kleen-Heat Oil Burner, Model 80 and Fitzgibbons Oil Burner, previously approved.

497-54-SA

APPLICANT—John J. Nesbitt, Inc., owner.
SUBJECT—Application June 9, 1954—Nesbitt Gas-fired Unit Heater, Models G-25-F, G-50-F, G-75-F, G-100-F, G-130-F, G-170-F and G-200-F, approval of.

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Rudolph and Bertha Pollak,
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N.B. 567-52 (building not constructed in accordance with approved plans).
PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julius DeMasi and Florence Lociceio.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).

CALENDAR

PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Dominick W. Ciminiello.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.

PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Anthony M. and Sarah Capuano.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Cono and Nancy Giardina.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglia, Jr.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rhersen and Beatrice Kaufman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 573-52 (constructed not in accordance with approved plans).

PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Henry and Dorothy Kurtz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11507-52 issued re N.B. 574-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Manuel and Theresa Molines.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Arthur and Julia Sussman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benjamin and Helen Katz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Max Kanak.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

39-54-A

APPLICANT—Leonard F. Rothkrug, for Riccardo Verdini, owner.

SUBJECT—Application January 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—81-10 102nd avenue, south side, 82.90 ft. east of 81st street, Block 9052, Lot 13, St. Albans, Borough of Queens.

174-54-A

APPLICANT—Lama, Proskauer and Prober, for 351 Jay Realty Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—351 Jay street, east side, 150 ft. south of Myrtle avenue, Block 147, Lot 9, Borough of Brooklyn.

706-54-A

APPLICANT—Gabriel Nathan, for Samuel Gast, owner (Beach 98th and Boardwalk Corp., lessee).

SUBJECT—Application August 30, 1954—Application filed pursuant to Section 35, of the General City Law re extension of building in bed of mapped street—proposed widening of Rockaway Beach boulevard.

PREMISES AFFECTED—98-01 to 98-09 Rockaway Beach boulevard and 185-197 Beach 98th street, southwest corner, Block 637, Lot 39, Rockaway Beach, Borough of Queens.

552 52-A

APPLICANT—Lama, Proskauer and Prober, for Mary Vicario, owner (Ram Machine Co., lessee).

SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.

CALENDAR

PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

771-53-A—Vol. II

APPLICANT—Robert Gottlieb, for Jane G. Schultz, owner (The Grenaker Corp., lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—120 Bruckner boulevard, southwest corner of Brook avenue, 5th floor, Block 2277, Lot 10, Borough of The Bronx.

665-54-A

APPLICANT—Lama, Proskauer and Prober, for Nonpareil Social and Athletic Club, owner.

SUBJECT—Application September 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1149 Eastern parkway, north side, 190 ft. 9 in. west of Utica avenue, Block 1391, Lot 66, Borough of Brooklyn.

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.

SUBJECT—Application March 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

30-54-A

APPLICANT—Michael A. Caricato, lessee, for Nicholas M. Caricato, owner.

SUBJECT—Application January 15, 1954—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—436-438 Water street, west side, 25 ft. 6 in. north of Market Slip, Block 249, Lot 46, Borough of Manhattan.

402-54-A

APPLICANT—Roux Distributing Co., Inc., lessee, for 110 East 153rd Street Corp., owner.

SUBJECT—Application May 20, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—110 East 153rd street, south side, 286.63 ft. west of Gerard avenue, Block 2354, Lot 74, Borough of The Bronx.

406-54-A

APPLICANT—I.F.E. Studios, Inc., lessee, for Theatre Circuit Realty Corp., owner.

SUBJECT—Application May 19, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—233-235 West 49th street, north side, 221 ft. east of 8th avenue, 5th floor; Block 1021, Lot 10, Borough of Manhattan.

407-54-A

APPLICANT—Sidney Daub, for 108-110 West 11th Street Realty Corp., owner.

SUBJECT—Application May 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—102-110 West 11th street, southwest corner of Avenue of the Americas, Block 606, Lot 30, Borough of Manhattan.

420-54-A

APPLICANT—Sidney Daub, for Relkrantz Realty Corp., owner.

SUBJECT—Application May 20, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—97 Greene street, west side, 164 ft. 10 in. north of Spring street, Block 500, Lot 30, Borough of Manhattan.

422-54-A

APPLICANT—Sidney Daub, for Charles Eneu Johnson Co., Inc., owner.

SUBJECT—Application May 21, 1954—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—46-48 New Chambers street, south side, 33 ft. east of Pearl street and 410-412 Pearl street, Block 115, Lot 6, Borough of Manhattan.

474-54-A

APPLICANT—Joseph Levy, Jr., for Centre-Baxter Realty Corp., owner.

SUBJECT—Application June 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—206 Centre street, east side, 100 ft. 7¼ in. north of Hester street, Block 235, Lot 4, Borough of Manhattan.

484-54-A

APPLICANT—L. B. Santagnelo, for Ernest Hoehn, trustee.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-37 East Broadway, south side, 218 ft. 7 in. east of Catherine street, Block 280, Lot 42, Borough of Manhattan.

490-54-A

APPLICANT—Sidney Daub, for China Noodle Co., Inc., owner.

SUBJECT—Application June 9, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—176 Park Row, north side, 78 ft. 7 in. east of Baxter street, Block 161, Lot 12, Borough of Manhattan.

569-54-A

APPLICANT—Cole and Liebmann, for Augusta Realty Co., Inc., owner.

SUBJECT—Application July 8, 1954—filed pursuant to sec. 310 of the variation of sec. 172, subdivision 1 of the M.D.L. re minimum dimensions of yard.

PREMISES AFFECTED—2009 Lexington avenue, east side, 14 ft. 6 in. north of East 122nd street, Block 1771, Lot 21½, Borough of Manhattan.

570-54-A

APPLICANT—Cole and Liebmann, for 2015 Lexington Avenue Realty Corp., owner.

SUBJECT—Application July 8, 1954—filed pursuant to sec. 310 of the M.D.L. for variation of Sec. 172, subdivision 1 of the M.D.L. re required yard area.

PREMISES AFFECTED—2015 Lexington avenue, east side, 58 ft. north of East 122nd street, Block 1771, Lot 20½, Borough of Manhattan.

571-54-A

APPLICANT—Cole and Liebmann, for Augusta Redman, owner.

SUBJECT—Application July 8, 1954—filed pursuant to section 310 of the M.D.L. for variation of section 172, subdivision 1 of the M.D.L. re required yard area.

PREMISES AFFECTED—2017 Lexington avenue, east side, 72 ft. 6 in. north of East 122nd street, Block 1771, Lot 20¼, Borough of Manhattan.

678-53-A

APPLICANT—Seymour W. Gage, for Rose and Anthony Musco, owners.

SUBJECT—Application September 22, 1953—Appeal from a decision of the borough superintendent, filed pursuant to sec. 310 of the M.D.L. for variation of sec. 171 of M.D.L. re bulk of building.

PREMISES AFFECTED—235 East 116th street, north side, 193.4 ft. west of 2nd avenue, Block 1666, Lot 16, Borough of Manhattan.

CALENDAR

142-54-A

APPLICANT—Irring Berg, for King Solomon Affiliation, 2nd District Jurisdiction, owner.

SUBJECT—Application February 24, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1252-1254 Bedford avenue, west side, 118 ft. 4 in. north of Fulton street, Block 2000, Lot 31, Borough of Brooklyn.

721-54-A

APPLICANT—Sutter Construction Inc., owner.

SUBJECT—Application August 5, 1954—re Appeal from a decision of the borough superintendent, re revocation of approval of N.B. 585-51.

PREMISES AFFECTED—354-364 Fountain avenue, north-west corner of Blake avenue, Block 4263, Lot 54, Borough of Brooklyn.

846-53-A

APPLICANT—H. G. Jacobs Manufacturing, Inc., lessee, for Carl Tradelius, owner.

SUBJECT—Application November 24, 1953—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—124 East 124th street, south side, 90 ft. west of Lexington avenue, 4th floor; Block 1772, Lot 60, Borough of Manhattan.

494-54-A

APPLICANT—Theodore A. Mazza, for 3048 Park Realty Corp., owner.

SUBJECT—Application June 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3048 Park avenue, east side, 103.12 ft. north of East 156th street, Block 2416, Lot 5, Borough of The Bronx.

362-54-A

APPLICANT—Technicon Chemical Co., Inc., owner.

SUBJECT—Application reopened November 30, 1954 and restored to docket—Re: Packaging, storage and sale of mixture known as Technicon (clearing agent) Dehydrant, Type C650 in glass containers (capacity of containers in excess of 32 oz., contrary to Administrative Code requirements), previously dismissed for lack of prosecution.

587-54-A

APPLICANT—Kenneth W. Milnes, for Peter and Rosaria D'Arrigo, owners.

SUBJECT—Application June 30, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—145 Clove road, east side, 126.31 ft. south of Richmond terrace, Block 201, Lot 27, Brighton, Borough of Richmond.

282-54-A

APPLICANT—Arthur Jovis, for Leah Wenig, Melba and Ruth Goldstein, owners.

SUBJECT—Application reopened December 7, 1954 and restored to docket—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—614 Gates avenue, south side, 325 ft. east of Throop avenue, Block 1816, part of Lot 16, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 17, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, December 17, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

64-27-SR—Vol. II

Proposed Revision of the Factory Exit Rules.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 21, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 21, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

98-30-BZ—Vol. II

APPLICANT—Albert E. Deer, for Esso Standard Oil Company, Inc., owner.

SUBJECT—Application reopened July 7, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the extension and reconstruction of existing gasoline service station, and to include car washing, motor vehicle repairs, lubritorium, store and brake service and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—1180-1188 Myrtle avenue and 664-668 Bushwick avenue, southwest corner, Block 3194, Lot 24, Borough of Brooklyn.

1067-47-BZ—Vol. II

APPLICANT—Irring Margon, for New York Lerner Co., Inc. and Pierce Keefe, owners.

SUBJECT—Application reopened November 10, 1953—re (decision of the borough superintendent) under sections 7c, 19A(j) and 21 of the zoning resolution, to permit in a residence and business use, C area district the demolition of frame buildings and the upper floors of loft building fronting on 53rd street; and the alteration and extension of existing buildings fronting on 5th avenue using more than the area permitted, and without the required rear yard; and without the required loading berth.

PREMISES AFFECTED—5308-5310 5th avenue, north side, 25 ft. west of 53rd street and 466-472 53rd street, west side, 100 ft. north of 5th avenue, Block 815, Lots 35 and 40, Borough of Brooklyn.

553-54-BZ

APPLICANT—Sidney Snyderman, for Ismo Estates, Inc., owner.

SUBJECT—Application June 29, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles with an entrance to or an exit from proposed parking, located in residence use portion of plot.

PREMISES AFFECTED—30-09 38th street, east side, 76 ft. south of 30th avenue, Block 660, Lot 39, Astoria, Borough of Queens.

614-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Jacob Mathanson, owner.

SUBJECT—Application July 26, 1954—re (decision of the borough superintendent) under sections 7f, 7e, 7i and 7A of the zoning resolution, to permit in a residence and retail use district for a term of twenty-one years, the erection and maintenance of more than one building on a lot, a supermarket and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office; with an entrance, show window and sign nearer the residence use district than is permitted.

PREMISES AFFECTED—1101-1111 63rd street and 6209-6223 11th avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

652-54-BZ

APPLICANT—Arthur E. DePhillips, for Seena Behrman, owner.

SUBJECT—Application August 23, 1954—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit for a term of fifteen years, in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto-

CALENDAR

laundry (non-automatic), motor vehicle repair shop and office, and to permit the parking and storage of motor vehicles waiting to be serviced, with curb cut and show window nearer the residence use district than is permitted. PREMISES AFFECTED—8610 Flatlands avenue, southwest corner of East 87th street, Block 8023, Lot 39, Borough of Brooklyn.

654-54-BZ

APPLICANT—Charles M. Spindler, for Estate of William J. Hurley, owner.

SUBJECT—Application August 24, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, and the change of occupancy of existing two, two car garages to motor vehicle repair shop and extension of garages to adjoining lot to enclose grease pits.

PREMISES AFFECTED—636-640 86th street and 2-12 Battery avenue, southwest corner, Block 6055, Lots 22 and 23, Borough of Brooklyn.

692-54-BZ

APPLICANT—Siegel and Green, for City Bank, Farmers Trust Co., et al. and Francis X. Stephens, owners (owner under contract: Charter Properties, Inc.).

SUBJECT—Application September 10, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district the erection and maintenance of a supermarket, using more than the area permitted.

PREMISES AFFECTED—71-75 Avenue D and 754-756 East 6th street, southwest corner, Block 375, Lots 36, 37 and 38, Borough of Manhattan.

701-54-BZ

APPLICANT—William Lescaze, for City Bank, Farmers Trust Co., owner (711 Third Ave., lessee).

SUBJECT—Application September 15, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business and unrestricted use, B area, and 1½ times height district the erection and maintenance of an office building using more than the permitted height without the required setbacks.

PREMISES AFFECTED—703-719 3rd avenue, east side, from East 44th to East 45th streets, 201-215 East 44th street and 200-208 East 45th street, Block 1318, Lots 1-9 inclusive and 45-51 inclusive, Borough of Manhattan.

774-54-BZ

APPLICANT—Abraham Grossman, for 227 Mulberry Realty Corp., owner.

SUBJECT—Application October 11, 1954—re (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district the change in occupancy from machine storage to storage garage for more than five motor vehicles.

PREMISES AFFECTED—227-229 Mulberry street, west side, 141 ft. 9½ in. north of Spring street, Block 495, Lot 35 Borough of Manhattan.

775-54-BZ

APPLICANT—Abraham Grossman, for 227 Mulberry Realty Corp., owner.

SUBJECT—Application October 11, 1954—re (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district the change in occupancy from machine storage to storage garage for more than five motor vehicles.

PREMISES AFFECTED—231-233 Mulberry street, west side, 191 ft. 8½ in. north of Spring street, Block 495, Lot 33, Borough of Manhattan.

780-54-BZ

APPLICANT—Arthur E. DePhillips, for Fred Stark, owner.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto laundry, motor vehicle repair shop; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—201-06 Hillside avenue, southeast corner of 201st street, Block 10495, Lot 52, Hollis, Borough of Queens.

841-54-BZ

APPLICANT—Lama, Proskauer and Prober, for The Trustees of Sailors' Snug Harbor in the City of New York, owner.

SUBJECT—Application October 27, 1954—re (decision of the borough superintendent) under sections 7c, 7A and 21 of the zoning resolution, to permit in a residence and local retail use district the inclusion of stores and restaurant on first floor of proposed class A multiple dwelling, with show windows and signs nearer the residence use district than is permitted.

PREMISES AFFECTED—9-21 5th avenue, east side, from East 8th to East 9th streets, 1-11 East 8th street and 2-10 East 9th street, Block 566, Lots 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 31-34 inclusive, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

DECEMBER 21, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 21, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

931-53-A

APPLICANT—Leonard F. Rothkrug, for Mabel V. Pearson, owner.

SUBJECT—Application December 30, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—824 64th street, south side, 120 ft. 6 in. east of 8th avenue, Block 5742, Lot 13, Borough of Brooklyn.

491-43-S—Vol. II

APPLICANT—Irving Adelsohn, for Veg Packaging Corp., owner.

SUBJECT—Application reopened June 8, 1954 as Vol II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—108-112 West 3rd street, south side, 97 ft. West of Sullivan street, Block 540, Lot 17, Borough of Manhattan.

405-54-A

APPLICANT—Henry G. Harris, for 247 Canal Street Corp., owner.

SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—247 Canal street and 119-121 Lafayette street, northeast corner, Block 208, Lot 1, Borough of Manhattan.

770-54-A

APPLICANT—Morris Zeitlin, for Sigmund A. Hirschhorn, owner.

SUBJECT—Application October 5, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—919 Avenue J, northwest corner of East 10th street, Block 6522, Lot 43, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

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JANUARY 4, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 4, 1955*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

369-37-BZ—Vol. III

APPLICANT—Herman E. Horwood, for Benjamin Duhl, owner.

SUBJECT—Application reopened October 13, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit the maintenance of enlargement of existing store extending from business use district into residence use portion of lot.

PREMISES AFFECTED—1212 Grand Concourse and 179-197 East 167th street, northeast corner, Block 2457, Lot 1, Borough of The Bronx.

66-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bankers Federal Savings and Loan Association, owner.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail use, C area district the erection and maintenance of a two story and mezzanine fireproof bank and one family dwelling building, using more than the area permitted.

PREMISES AFFECTED—340 Avenue of the Americas and 151 West 4th street, northeast corner, Block 552, Lot 1, Borough of Manhattan.

68-40-BZ—Vol. II

APPLICANT—Noah N. Sherman, for 81 East 116th Realty Corporation, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, and to permit the parking of more than five motor vehicles and the sale of used motor vehicles.

PREMISES AFFECTED—75-85 East 116th street, north side, 110 ft. east of Madison avenue, Block 1622, Lots 25, 27, 28 and 127, Borough of Manhattan.

673-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Simone V. Shaw and Sylvia Lubash, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district for a term of twenty years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the erection of a two story dwelling, constituting the erection of two buildings on one lot; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—196-23 to 196-43 (196-25 official) Hillside avenue and 87-88 to 87-98 197th street, northwest corner and 196-38 to 196-46 (196-40 official) Foothill avenue, Block 10509, Lot 265, Borough of Queens.

51-54-BZ

APPLICANT—Henry C. Brucker, for Ph. Dietz Coal Co., Inc., owner.

SUBJECT—Application January 28, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage garage and motor vehicle repair shop to factory (light manufacturing).

PREMISES AFFECTED—70-01 to 70-09 65th street, southeast corner of Otto road, Block 3644, Lot 1, Glendale, Borough of Queens.

72-54-BZ

APPLICANT—Degenhardt, Miller and Lindberg, for Flushing Hospital and Dispensary, owner.

SUBJECT—Application February 2, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for use of doctors, nurses and other personnel of the hospital.

PREMISES AFFECTED—146-11 to 146-17 Elm avenue, west side, 211.5 ft. south of Parsons boulevard, Block 5198, Lot 39, Flushing, Borough of Queens.

641-54-BZ

APPLICANT—Paul Friedman, for Albert Gotlieb, owner (Rich-Haven Motor Sales, Inc., lessee).

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in the residence and business use district the free parking of employees' and patrons' cars as accessory to authorized automobile dealer's use, located at 98-09 Jamaica avenue, for a term of fifteen years.

PREMISES AFFECTED—98-02 to 98-14 Jamaica avenue and 87-01 to 87-19 98th street, southeast corner, Block 9286, Lot 123, Woodhaven, Borough of Queens.

689-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lillian Kimmel, owner.

SUBJECT—Application August 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of two family dwelling, without the required side yards.

PREMISES AFFECTED—1328 President street, south side, 100 ft. west of Brooklyn avenue, Block 1284, Lot 35, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 11, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 11, 1955*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

650-48-BZ—Vol. II

APPLICANT—Holtzman, Shark, Mackell and Hellebrand, for Scalia and Weissler Realty Corp., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit for a term of fifteen years in a retail use district the erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—89-23 Queens boulevard, north side, 81.06 ft. west of 57th avenue, Block 1845, Lot 58, Elmhurst, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application October 21, 1953—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced for a term of fifteen years.

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PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

23-54-BZ

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of existing car-port without the required set back and side yard.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; applicant to have complete examination of plans made by the Department of Housing and Buildings.

24-54-A

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

469-54-BZ

APPLICANT—Herman E. Horwood, for Kesbec Inc., owner (Ernie's Auto Body & Fender Service, lessee).

SUBJECT—Application June 9, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from gasoline service station and thirteen (one car) non-storage garages, to gasoline service station, seven (one car) non-storage garages and motor vehicle repair shop (six one car non-storage garages).

PREMISES AFFECTED—1035 East 156th street and 756-758 Southern boulevard, northeast corner, Block 2729, Lot 50, Borough of The Bronx.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

518-54-BZ

APPLICANT—John F. Fitzsimons, for Vincent Sepe, owner.

SUBJECT—Application June 22, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (store and garage for two delivery trucks), with a business entrance (curb cut) and a business sign.

PREMISES AFFECTED—118-09 Springfield boulevard and 216-02 118th avenue, southeast corner, Block 12754, Lot 1, St. Albans, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

520-54-BZ

APPLICANT—Lama, Proskauer and Prober, for George Grammas, owner.

SUBJECT—Application June 21, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—78-01 to 78-03 Parsons boule-

vard and 158-02 to 158-12 78th avenue, southeast corner, Block 6829, Lot 9, Jamaica, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

559-37-BZ—Vol. III

APPLICANT—New York Telephone Company, for Robert S. Olnick, John L. Hennessy and Milton P. Lansky, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, B area district the erection and maintenance of a commercial building (central accounting office for N. Y. Telephone Co.), without the required rear yard adjacent to residence use district, and using more than the area permitted in residence use portion of plot.

PREMISES AFFECTED—5020-5036 Broadway, east side, from West 213th street to West 214th street; 501-529 West 213th street, 500-518 West 214th street and 3996-4010 10th avenue, Block 2231, Lot 1, Borough of Manhattan.

Laid over from December 7, 1954, to January 11, 1955, for inspection and decision without further argument; hearing closed.

449-44-BZ

APPLICANT—O'Connell and McInerney, for Peter J. Hartmann, owner.

SUBJECT—Application reopened November 23, 1954 for amendment as to use for storage and parking of cars of public instead of for personal business conducted—re (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the reconstruction of three (3) buildings, two of which are two stories in height, occupied as garages for more than five motor vehicles, and one 1-story in height, occupied as a garage for five motor vehicles, into one (1) building, one story in height, to be occupied as a garage for more than five motor vehicles.

PREMISES AFFECTED—238-242 Vanderbilt avenue, west side, 208 ft. 7 in. north of DeKalb avenue, Block 2092, Lots 53, 54 and 55, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 11, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 11, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

488-54-A

APPLICANT—J. M. Nicholson, for the Long Island Railroad Co. (William Wyer, trustee), owner.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—91-53 121st street, northeast corner of Atlantic avenue, Block 9375, Lot 58, Morris Park Shops, Richmond Hill, Borough of Queens.

175-54-A

APPLICANT—Patrick D. Concagh, for 18 East 41st Street Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—18-20 East 41st street, south side, 248 ft. 4½ in. east of 5th avenue, Block 1275, Lot 61, Borough of Manhattan.

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252-54-A

APPLICANT—Stanley Rapaport, for Henrietta M. Rosen and Morton H. Rowen, owners.

SUBJECT—Application April 9, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—142-144 Henry street and 20 Rutgers street, southwest corner, Block 273, Lot 27, Borough of Manhattan.

573-54-A

APPLICANT—Interboro Elevator Co., Inc., for 60 Wall Inc., owner.

SUBJECT—Application July 2, 1954—re Appeal from a decision of the borough superintendent re Revocation of Elevator Application 333-53.

PREMISES AFFECTED—60-62 Wall street, north side, 233.54 ft. west of William street and 63-67 Pine street, Block 40, Lot 7, Borough of Manhattan.

574-54-A

APPLICANT—Interboro Elevator Co., Inc., for Hotel Gotham, owner.

SUBJECT—Application July 2, 1954—re Appeal from a decision of the borough superintendent, re Revocation of Elevator Application 348-52.

PREMISES AFFECTED—2 West 55th street, southwest corner of 5th avenue, Block 1270, Lot 38, Borough of Manhattan.

832-54-A

APPLICANT—Lama, Proskauer and Prober, for Friedman and Waldman, Inc., owner (Sol Rosenberg, lessee).

SUBJECT—Application October 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1424 Rockaway parkway, south side, 57 ft. 5¼ in. west of Glenwood road, Block 8165, Lot 63, Borough of Brooklyn.

597-54-A

APPLICANT—Norman Lederer and Leonard Joseph, for Eli Chason, owner.

SUBJECT—Application July 20, 1954—Appeal from a decision of the borough superintendent, re revocation of Permit Alt. 2159-53.

PREMISES AFFECTED—132-03 Beach Channel drive and 565 Beach 132nd street, southwest corner, Block 679, Lot 8, Belle Harbor, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 18, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 18, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

249-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner (Lawrence Blau, lessee).

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

Laid over from December 7, 1954, to January 18, 1955, for inspection and decision; hearing closed.

872-39-BZ—Vol. VII

APPLICANT—Herman Kron, for Berk Bros. Realty Corp., owner.

SUBJECT—Application reopened September 28, 1954 as Vol. VII—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the addition of an automobile laundry (automatic type) to existing gasoline service station in portion of site where stores were permitted by Board but never built.

PREMISES AFFECTED—7001-7019 Bay parkway, southwest corner of West 10th street and 1-21 Avenue O, Block 6574, Lot 6, Borough of Brooklyn.

Laid over from December 7, 1954, to January 18, 1955, without further argument for inspection and decision; hearing closed.

928-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 4355 Realty Corporation, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of an automobile sales and showroom and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4353-4361 Broadway and 701-707 West 186th street, northwest corner, Block 2180, Lot 140, Borough of Manhattan.

Laid over from December 7, 1954, to January 18, 1955, for inspection and decision; hearing closed.

43-53-BZ

APPLICANT—Gustav Goldman, for H. L. Realty Corp., owner.

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the extension in use of existing gasoline service station to be used as a gasoline service station, auto washing, lubritorium, motor vehicle repairs and office.

PREMISES AFFECTED—3723 Avenue U, northwest corner of East 38th street, Block 8531, Lot 1, Borough of Brooklyn.

765-48-BZ

APPLICANT—Irving J. Panzer, for Sol and Ray Solomon, owners (Alvin M. Ziegler, lessee).

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the use of an open lot as a miniature golf course, with an office and store.

PREMISES AFFECTED—36-02 to 36-20 Ocean Boardwalk and 113 Beach 37th street, northeast corner; 105 Beach 36th street, northwest corner of Ocean Boardwalk, Block 308, part of Lot 1, Edgemore, Borough of Queens.

202-54-BZ

APPLICANT—Patrick D. Concagh, for Fannie DiLello, owner.

SUBJECT—Application reopened December 7, 1954 for consideration as to amendment of resolution—re (decision of the borough superintendent) previously granted on condition, permitting in a residence use district, the extension of accessory building on existing gasoline service station, lubritorium, car wash, motor vehicle repairs and office, to be used for lubritorium and car wash (non-automatic).

PREMISES AFFECTED—3020 Eastchester road, east side, 150.06 ft. north of Adey avenue, Block 4766, Lots 43 and 46, Borough of The Bronx.

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332-46-BZ

APPLICANT—Kenneth W. Milnes, for Harry J. and Gilbert S. Brown, owners.

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of term of variance—re (decision of the commissioner of Marine and Aviation) previously granted on condition, under section 7f of the zoning reso-

lution, permitting in a business use district, the installation of a 1500 gallon gasoline storage tank and discharge pump.
PREMISES AFFECTED—142 Mansion avenue, southeast corner of McKee avenue, Block 5202, Lot 5, Great Kills, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 7, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, November 23, 1954, were approved as printed in the Bulletin of November 30, 1954, Vol. 39, No. 48.

249-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner (Lawrence Blau, lessee).

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

APPEARANCES—

For Applicant: P. D. Concagh, Samuel Friedman and Lawrence Blau.

For Opposition: Morris Kramer, Edw. Hoffman for Park Dept., C. J. Cammarata for N. Y. C. Housing Authority, Michael Levine and Louis Rubenstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1955, at 10 A. M. for inspection and decision; hearing closed.

559-37-BZ—Vol. III

APPLICANT—New York Telephone Company, for Robert S. Olnick, John L. Hennessy and Milton P. Lansky, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, B area district the erection and maintenance of a commercial building (central accounting office for N. Y. Telephone Co.), without the required rear yard adjacent to residence use district, and using more than the area permitted in residence use portion of plot.

PREMISES AFFECTED—5020-5036 Broadway, east side, from West 213th to West 214th streets; 501-529 West 213th street, 500-518 West 214th street and 3996-4010 10th avenue, Block 2231, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Edward B. Cadley, Edmund J. Balsdon and Joseph B. Klein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 11, 1955, at 10 A. M. for inspection and decision without further argument; hearing closed.

872-39-BZ—Vol. II

APPLICANT—Herman Kron, for Berk Bros. Realty Corp., owner.

SUBJECT—Application reopened September 28, 1954 as Vol. VII—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the addition of an automobile laundry (automatic type) to existing gasoline service station in portion of site where stores were permitted by Board but never built.

PREMISES AFFECTED—7001-7019 Bay parkway, southwest corner of West 10th street and 1-21 Avnue O, Block 6574, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1955, without further argument for inspection and decision; hearing closed.

280-41-BZ—Vol. III

APPLICANT—Paul Friedman, for Constel Realty Corp., owner.

SUBJECT—Application reopened July 27, 1954, as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a storage garage for more than five motor vehicles and a motor vehicle repair shop (including welding, painting and spraying), and to permit the parking of motor vehicles on unbuilt upon portion of plot for customers and employees.

PREMISES AFFECTED—89 Furman avenue, west side, 99.5 ft. north of Bushwick avenue, Block 3462, Lots 26, 63 and 67, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Edw. Bausch, D. Proce and Josephine Smith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 10 A. M., for applicant to file revised plans.

928-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 4355 Realty Corporation, owner.

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SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of an automobile sale and showroom and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4353-4361 Broadway and 701-707 West 186th street, northwest corner, Block 2180, Lot 140, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama, Jas. E. Vassalotti, Barney Rosenstein and Paul Dennis.

For Opposition: Rudolph S. Meyer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1955, at 10 A.M. for inspection and decision; hearing closed.

315-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Missouri Enterprises Inc., Sidney Moseson and William B. Putnam, owners.

SUBJECT—Application reopened as Vol. II—October 20, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district for a term of ten years the erection and maintenance of a luncheonette, office, kiddie park and accessory parking of patrons cars (previously denied for lots 30 and 34 by the Board).

PREMISES AFFECTED—231-12 to 231-20 Northern boulevard and 45-02 to 45-20 232nd street, southwest corner and 45-15 to 45-23 231st street, Block 8164, Lots 15, 18, 30, 34 and 37, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 10 A. M., for inspection and decision; hearing closed.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district portion of a lot located in a residence and unrestricted use, A area district the erection and maintenance of an additional building using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy and Benjamin Bragman.

For Opposition: Francis S. Columbia, Charles Belle, Eleanor Hannafin and Benjamin Shannen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for further consideration by the Board; date to be set; hearing closed.

197-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

SUBJECT—Application March 12, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the

erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sales and office, and automobile showroom; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—58-12 to 58-30 (58-20 official) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner (Block 7450, Lot 11), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 10 A. M., for inspection and decision; hearing closed.

227-54-BZ

APPLICANT—Raymond Irrera, for John Micari, owner.

SUBJECT—Application April 2, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the maintenance of existing garages for five cars for other than tenants of dwelling on front of plot, if tenants do not use them.

PREMISES AFFECTED—31-30 38th street, west side, 277.83 ft. south of 31st avenue (Block 657, Lots 53 and 54), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera and John Micari.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to December 14, 1954, at 10 A. M. for further consideration by the Board; hearing closed.

273-54-BZ

APPLICANT—Theodore L. Soontup, for Louis Bronson, owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence, business and manufacturing use district the parking and storage of motor vehicles, for a term of five years.

PREMISES AFFECTED—90-25 144th place (Vanderbilt avenue), east side, 134.60 ft. south of Jamaica avenue (Block 9985, Lot 37), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Theodore L. Soontup, Louis D. Bronson and Max Bronson.

For Opposition: Fransiska Dalbo, Catherine Ryan, S. Totopoulos, Doo J. Ng, James J. Comer, L. Wolfram, Angelo Lofaso, Victor Cocoros, Catherine Rahaniotis, Ralph N. Caparelli, Sarah Pellegrino, Michael Stainfeld, Carmen Reyes, Anthony Palma and Frank Papuano.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 10 A. M. for further consideration; hearing closed.

276-54-BZ

APPLICANT—Burke, Green and Groh, for Ethel C. Mold, owner (Anthony Cuneo, lessee).

SUBJECT—Application March 30, 1954 (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the reconstruction and extension in area of existing gasoline service station to include auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—149-34 15th avenue, south side, 260 ft. east of 149th street (Block 4662, Lot 47), White-stone, Borough of Queens.

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APPEARANCES—

For Applicant: Robert T. Groh and Anthony J. Cuneo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 10 A. M. for investigation of the records; hearing closed.

351-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Trisolini, owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1275-1283 Gun Hill road, north side, from Bouck to Wilson avenues, 3201-3211 Wilson avenue and 3250-3256 Bouck avenue, Block 4734, Lot 92, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama and Jos. E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 10 A. M. for applicant to file revised plans; hearing previously closed.

428-54-BZ

APPLICANT—Esso Standard Oil Co., for Estelle Rosenberg, owner.

SUBJECT—Application May 28, 1954—(decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—220-02 Linden boulevard, southeast corner of 220th street, Block 12737, Lot 56, Cambria Heights, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy and Joseph B. Lynch.

For Opposition: Mrs. William Picht, Eve Eisenberg, Irene O'Shea, E. Burke, M. Signorelli and Nick Danglen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Anthony J. Podu, Jr. Queens Boro Public Library.

ACTION OF BOARD—Laid over to December 14, 1954, at 10 A. M. for inspection and decision; hearing closed.

566-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Otto Muller and Herbert J. C. Wells, owners.

SUBJECT—Application July 6, 1954—(decision of the borough superintendent) under sections 7f, 7i, 7h of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, utility room and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—1741-1751 Bronxdale avenue and 900-910 Morris Park avenue, southeast corner, Block 4094, Lots 1, 3, 41 and 42, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Harry H. Greis.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at 10 A. M. at request of an objector.

641-30-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Alhen Holding Corp., owner.

SUBJECT—Application reopened February 17, 1953 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the extension in use and area of existing gasoline service station, to be used as a lubritorium, non automatic car wash, storage and sale of accessories, motor vehicle repairs and office; and to permit the parking of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—207-06 Hillside avenue and 88-01 to 88-09 207th street, southeast corner, Block 10582, Lot 1, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Edw. Hoffman for Park Dep't.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the attention of the applicant was called to the latest report from the Law Department that matter of condemnation of premises is on court calendar for December 14, 1954; and

WHEREAS, in view of this the applicant requested withdrawal of the application.

Resolved, that the application be and it hereby is withdrawn.

955-23-BZ—Vol. II

APPLICANT—Siegel and Green, for 206 East 56th Street Realty Corp., owner, Park Palace Auto Service Corp., lessee.

SUBJECT—Application June 30, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a business use district the parking and storage of more than five motor vehicles on roof of existing garage for more than five motor vehicles (previously granted by the Board).

PREMISES AFFECTED—206-214 East 56th street, south side, 110 ft. east of 3rd avenue, Block 1329, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on July 20, 1954 subject to regular procedure, to consider extension of use, roof parking; and

WHEREAS, a public hearing was held on this application on November 9, 1954 after due notice by publication in the Bulletin; laid over to November 30, 1954, for inspection and decision; applicant to file revised plan showing proposed construction of parapets and reinforcing of same and with

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bumpers on all sides; hearing closed; then to December 7, 1954, for applicant to submit revised plan as to construction of parapets; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 56th street and 3rd avenue are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated June 30, 1954 acting on Alt. Applic. 887-54, reads:

"2. Proposed roof parking for more than 5 motor vehicles (pleasure type) on a bldg. located in a Business Use District, is contrary to Para. 4, Zoning Resolution & Resolution of Board of Standards & Appeals under Cal. 955-23-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. 5 in. in depth, on which is located a three story and part cellar fireproof building, 43 ft. high, having an area of 100 ft. by 100 ft. 5 in. on the 1st floor and an area of 100 ft. by 90 ft. 5 in. on each of the 2nd and 3rd floors; that the entire building is occupied as a garage for more than five motor vehicles, with a boiler room in the cellar, pursuant to certificate of occupancy No. 8801-1924 in full force and effect at this time; that this garage building was granted by the Board under Cal. No. 955-23-BZ on October 16, 1923 and erected under N.B. Applic. 370-23; that the new building plans and applications indicate a vehicular elevator with vehicular openings to all floors including the roof; that the subsequent certificate of occupancy issued pursuant to these plans did not include the use of the roof for garage purposes, nor do the original Board plans indicate such use; that it is proposed to legalize the use of the existing roof for additional garage purposes as shown on plans submitted with this application; that the roof construction will be reinforced as may be required by the engineering survey, to accommodate a 75 lb. per sq. ft. live load as is required by the Administrative Code for pleasure type motor vehicles; and

WHEREAS, the applicant requests the Board to permit the additional roof parking as it will provide much needed off-street parking facilities within an established garage, without additional curb cuts or driveways; and

WHEREAS, the applicant contends that the need for off-street parking facilities in this area is well recognized by all authorities and providing such facilities within an existing garage building and using its existing facilities is the most practical method of meeting this situation; that it will serve all interests without impairing real estate values; that directly adjoining to the east there exists a six-story garage with similar roof parking; that the granting of this variance can in no way be detrimental to the character of this neighborhood nor adversely affect adjoining properties; and

WHEREAS, the applicant states that the present owner has held title to the property since February 2, 1940; that the assessed valuation of land \$85,000 and of the building \$60,000 making a total of \$145,000; that the building was erected 1923; and

WHEREAS, the premises were inspected by a committee of the Board which recommended that the application be granted under certain conditions;

Resolved, that the resolution adopted by the Board of Standards and Appeals October 16, 1923, be and it hereby is amended by adding thereto:

"that in the event the owner desires to occupy the roof of the building, for additional parking space, such parking space may be permitted provided the parapets around the building are raised and reconstructed and reenforced as indicated on revised plan marked, 'Received, December 3, 1954' (one sheet), that otherwise the premises shall be as proposed and as indicated on plans filed with this application marked, 'Received, June 30, 1954' (5 sheets), that the construction of the roof shall be in compliance with the requirements of the borough superintendent; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

627-39-BZ—Vol. III

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application reopened July 20, 1954, as Vol. III —re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and rearrangement of existing gasoline service station, lubritorium, storage and sale of accessories and office, and the parking and storage of more than five motor vehicles; and to include the wholesale sale of kerosene, car washing (non-automatic), motor vehicle repairs and the parking of cars waiting to be serviced.

PREMISES AFFECTED—2642-2666 Fulton street, south side, from Pennsylvania avenue to New Jersey avenue, Block 3670, Lot 18, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on July 20, 1954, subject to regular procedure, to consider alteration and rearrangement of premises; and

WHEREAS, a public hearing was held on this application on October 26, 1954 after due notice by publication in the Bulletin; laid over to November 23, 1954, for inspection and decision by the Board without further argument; hearing closed; then again laid over for inspection and decision—date to be set; and then set for December 7, 1954; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Fulton street and Pennsylvania avenue are in a business use, C area, class 1 height district; New Jersey avenue is in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 4, 1954, acting on N.B. Applic. 701-53, reads:

"1. The reconstruction of existing office, gasoline station lubrication, storage & parking or more than 5 motor vehicles & to be occupied as a gasoline service station, including wholesale sale of kerosene; lubritorium, car washing (non-automatic); minor auto repair shop with hand tools only; licensed parking & storage of more than 5 automobiles; parking of cars to be serviced to a business use district, is contrary to Art. 2 Sect. 4a-29 & 46 of the zoning resolution. Note: These premises were subject to a variance under Cal. #627-39-BZ Bd. of S. & A."

and

WHEREAS, the applicant states that the premises consist of a plot, 210 ft. frontage by 75 ft. in depth, irregular, on which is located a one story metal office, accessory building, a grease pit, a lift, five 550 gallon gasoline tanks and four dispensing pumps; that there are also four 1500 kerosene tanks; that it is proposed to permit the reconstruction of existing gasoline service station, the wholesale sale of kerosene and licensed parking lot, and to include the additional uses of minor auto repairs with hand tools only and the parking of motor vehicles awaiting service; that the premises are located in a business use district and there have been no zoning changes since 1916; and

WHEREAS, the applicant contends that the Gulf Oil corporation acquired title to the premises on September 1, 1939; that the gas station was established in 1923 under fire department plan #311-23 as approved April 11, 1923; that there is no change in the metes and bounds as approved at that time and the present application; that the station has been in continuous operation since 1923; that existing conditions consist of the gas station as aforementioned, the wholesale

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sale of kerosene as approved by the department of buildings on July 16, 1940 on Misc. Applic. F. P. 653-40 and fire department approval #8601-40 and the parking of more than five motor vehicles as permitted by a resolution of the Board adopted April 6, 1943 under Cal. No. 627-39-BZ; that certificate of occupancy No. 110786 was issued July 18, 1944 on N. B. Applic. 1043-42 for the aforementioned uses; that on May 16, 1939 an application was filed with the Board under Cal. No. 627-39-BZ for permission to erect a new service station building; that this application was never completed and the resolution adopted July 18, 1944 superseded same; that proposed conditions consist of removing the present accessory building, the gas tanks and pumps, the lot line fences, etc., grading the plot substantially to the level of the surrounding streets, erecting a new two-bay service station building, 50 ft. by 28 ft. 8 in. finished with porcelain enamel on two sides, for use as office, rest rooms, combination heater and storage room, lubrication, car washing and minor repairs; that the present gas pumps along lot lines will be removed and new pumps installed set back a minimum distance of 10 ft. from any lot line; that the present woven wire fence on one foot high concrete base, for a total height of 5 ft., along the rear lot line where not occupied by adjoining buildings, shall remain unchanged; that there will be no change in the three curb cuts on Fulton street or the two cuts on Pennsylvania avenue; that there will be no entrance or exit from New Jersey avenue and the present 4 ft. high woven wire fence on one foot high masonry base along this street will remain unchanged and this fence wall will return along Fulton street for a distance of 16 ft.; that the woven wire fence between the easterly curb cuts on Fulton street will be removed as well as the wire fence diagonally across the plot about the center line; that parking lot license No. 36457 for 25 cars, expiring September 30, 1954, is now in effect; that fire department records (folder #42158.05) show that the gas station was established under plan #311-23 as approved April 11, 1923 with the same metes and bounds as requested in this application; that competitive demands require that a modern servicer be erected and a variance is therefore requested to be able to proceed with the proposed reconstruction; and

WHEREAS, the applicant states that the present owner has held title to the property since September 1, 1939; that the assessed valuation of land is \$28,500 and of the buildings \$3,500, making a total of \$32,000; that the building was erected 1923; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the reconstruction and rearrangement of the lawfully existing gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received July 2, 1954" (5 sheets), *on condition* that all buildings shall be removed and the premises shall be rearranged, substantially as shown; that dispensing pumps shall be erected not nearer than 15 feet from the street building line; that pumps shall be of a low approved type; that gasoline tanks shall be limited to ten new 550 gallon tanks; that any other tanks on the premises may be continued provided they are tested and approved by the Fire Commissioner; that the accessory building shall be faced with facebrick; that there shall be no cellar under the building; that in all other respects it shall be of the design and arrangement as shown on plans above cited and shall comply with the requirements of the Building Code; that on the interior lot lines where walls of adjoining buildings do not occur, there shall be erected a concrete wall not less than 12 in. by 12 in. in height with a woven wire fence erected thereon to a total height of not less than 5 ft. 6 in.; that the balance of the premises shall be paved with concrete or asphaltic pavement; that

the curbing and sidewalks around the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that the present curb cuts may be continued of the width as shown, provided permits have been issued for such width; that the present post standard with two leaves, one to Pennsylvania avenue and one to Fulton street may be continued, provided the sign attached to the post standard for advertising the brand of gasoline on sale does not extend beyond the building line for a distance of more than 4 feet; that a block of concrete shall be constructed and maintained within the building lines at the intersection of Pennsylvania avenue and Fulton street, extending for a distance of not less than five (5) feet either side of the intersection and not less than twelve (12) inches in height; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; that any lights for general illumination shall be so arranged as to reflect away from adjoining residential occupancies; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that on the street building line of New Jersey avenue for 50 ft. and returning along Fulton street for a distance of 16 ft., there shall be a masonry wall and fence with suitable terminating posts, as proposed; that along such fence and where buildings occur on the lot lines of adjoining lots, suitable bumpers shall be maintained where parking is proposed; and that under section 7i there may be minor repairing of motor vehicles with hand tools only, maintained solely within the accessory building; that under Section 7c there may be parking of cars, where proposed; and that all permits required shall be obtained and all work completed within the requirements of Section 22A from the date of this resolution.

700-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Millie Mayser, owner.

SUBJECT—Application July 12, 1954 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and the parking and storage of motor vehicles (previously granted by the Board the parking and storage of motor vehicles and extended from time to time).

PREMISES AFFECTED—9319-9333 3rd avenue and 301-311 94th street, northeast corner, Block 6107, Lots 1, 5 and 67, Borough of Brooklyn.

APPEARANCES—

For Applicant. Alfred A. Lama and Jos. E. Vassalotti.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 14, 1954 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on November 3, 1954 after due notice by publication in the Bulletin; laid over to November 30, 1954, for inspection and decision without further argument; hearing closed; then to December 7, 1954, for inspection and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 94th street are in residence and business use, C area, class 1¼ height districts; 3rd avenue is in a business use, C area, class 1¼ height district; and

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WHEREAS, the decision of the borough superintendent, dated June 24, 1954 acting on N.B. Applic. 741-54, reads:

"1. Proposed Gasoline Service Station, Lubritorium, Car Washing, Minor Auto Repairs, Office and Sales, Storage and Parking and Storage of Motor Vehicles, on a lot partly in a business use zone and partly in a residence use zone, is contrary to Article II, Sec. 4(a) Sub. Sec. 29 and 46 and Art. II Section III of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 118 ft. 10½ in. frontage by 100 ft. 8¼ in. in depth, irregular; that the use district maps accompanying the building zone resolution show that the premises are in a class C area district, and class 1¼ height district; that part of the premises within 100 ft. of 3rd avenue is in a business use district and the balance of the plot is in a residence use district; that the premises are presently developed with a parking lot installed under B.N. 1561-41 and Cal. No. 700-41-BZ, for which certificate of occupancy No. 122566 was issued January 28, 1949; that it is proposed to erect a modern gasoline service station consisting of ten 550-gallon gasoline tanks and four dispensing pumps; that the contemplated accessory building will be one story in height of class 3 construction, having a frontage of 55 ft. and a depth of 29 ft. and contain the conjunctive uses of lubritorium, car wash, office and sales and storage; that a portion of the open area will be reserved for the parking and storage of motor vehicles; that the entire gas station will be confined to the business portion of the lot only; and

WHEREAS, the applicant contends that the building as contemplated will be highly modern in design and will conform with the present buildings within the affected area; that 3rd avenue is a heavily trafficked auto lane and as such the proposed gas station will be entirely in keeping at this point and with the large home development in the area the proposal becomes a vitally required service to the community; that there are no other gas stations within the notification area; that there are sufficient stores in the area for public requirements and it would not be economically feasible to erect additional stores; that the site will be enclosed with a 2 ft. fence brick wall superimposed with a 3 ft. 6 in. high iron railing on the north and east lot lines; that a planted area will be maintained at the rear of the accessory building so that the adjoining building on lot 166 in block 6107 will be provided with permanent light and ventilation; and

WHEREAS, the applicant states that the present owner has held title to the property since August 14, 1948 and that the assessed valuation of land is \$30,300; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, subdivisions f and i for a term of fifteen years, to permit the premises to be occupied substantially as proposed and as indicated on plans filed with this application and marked, "Received, July 12, 1954 (3 sheets), *on condition* that all buildings and uses on the premises shall be removed; that the premises shall be graded substantially level with the abutting streets; that the premises shall be constructed and rearranged substantially as indicated on the plans filed as cited above; the use of the premises for a gasoline station shall be solely within the portion zoned for business use and the portion of the plot within the residential use district shall not be used for part of the gasoline service station in any way but shall be maintained with a planted area as shown, properly protected with concrete curbing; the accessory buildings shall be faced with face brick on all sides and shall be arranged and constructed substantially as proposed and in compliance with the requirements of the Building Code; that there shall be no cellar

under the accessory building, that the toilets shall be arranged so as to have the doors not adjacent; that the pumps may be located where shown but not nearer either street building line than fifteen feet; that the pumps shall be of a low approved type; that the gasoline storage tanks shall be limited to ten (10) 550 gallon approved gasoline tanks; that along the interior lot lines to the north and west there shall be erected a masonry wall with face brick not less than two feet in height and topped with a steel picket fence to a total height of not less than five feet six inches, with substantial terminating posts at the building lines; that the sidewalks and curbing around the premises shall be restored or reconstructed to the satisfaction of the Borough President; that curb cuts shall be limited to two (2) curb cuts, each thirty (30) feet in width, to Third Avenue, and one (1), twenty (20) feet in width, to 94th Street, located where indicated; that no portion of any curb cut shall be nearer than five feet to a lot line as prolonged; that at the intersection there shall be a block of concrete not less than twelve inches in height and extending for five feet along either line from the intersection; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globe of the pumps, excluding all roof signs and temporary signs but permitting the erection within the plot near the intersection of a post standard for supporting a sign, which may be illuminated, advertising the brand of gasoline sold and permitting such sign to extend beyond the building line for a distance of not more than four feet; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that under Section 7i there may be minor repairing with hand tools only maintained solely within the accessory building; that parking of cars may be permitted for the same term, provided such parking is in spaces where it will not interfere with servicing of the station; that the remainder of the plot where not occupied by planting, accessory building, and pumps shall be paved with concrete or asphaltic pavement; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

247-54-BZ

APPLICANT—Lama, Proskauer and Prober, and Irwin Pakula, for Mario and Susie Marini, owners.

SUBJECT—Application March 24, 1954 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in the local retail use district portion of a plot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles in residence use portion, all for a term of fifteen years.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner, Block 6823, Lot 1, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Jas. E. Vassalotti.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 19, 1954 after due notice by publication in the Bulletin; laid over to November 23, 1954, for inspection and decision; hearing closed; then to December 7, 1954, for further inspection by the Board; hearing previously closed; and

MINUTES

WHEREAS, the district maps accompanying the zoning resolution show that the site and 75th avenue are in residence and local retail use, D and E-1 area, class 1 height districts; Parsons boulevard is in residence and local retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 4, 1954 acting on N.B. Applic. 428-54, reads:

"1. Proposed erection of gasoline service station, lubritorium, minor auto repairs, office and sales, storage, car washing, parking and storage of motor vehicles, located in a local retail and a residence district is contrary to Article II, sec. 3 and Article II Sect. 4-c & Sec. 4-29-46 of zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 105.06 ft. frontage by 210.12 ft. in depth, irregular, presently vacant, except for billboards; that the use district maps accompanying the building zone resolution show that the premises are in a class 1 height district; that the part within 100 ft. of Parsons boulevard is in a class D area district and the remainder is in class E-1 area district; that the part within 100 ft. of Parsons boulevard is in a local retail use district and the remainder in a residence use district; that as of July 25, 1916 the entire premises were in a class D area district and the present area designation became effective February 7, 1949; that as of July 25, 1916 the part of the premises within 100 ft. of Parsons boulevard was in a business use district and the present use designation of local retail became effective May 4, 1953; that it is proposed to erect a modern gasoline service station consisting of ten approved type gasoline tanks and four dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction, having a frontage of 66 ft., a depth of 28 ft. 8 in. and contain the conjunctive uses of lubritorium, car wash, minor auto repairs, office and sales and storage; that the open area beyond 100 ft. of Parsons boulevard will be used for the parking and storage of motor vehicles; that the entire gas station use will be confined to the local retail district; and

WHEREAS, the applicant contends that the building as contemplated will be highly modern in design and conform to the present buildings in the affected area; that Parsons boulevard and Kissena boulevard are heavily trafficked auto lanes and as such the contemplated gas station will be entirely in keeping at this point; that there are sufficient stores in the area for public requirements and it would not be economically feasible to erect additional stores; that the proposed large parking area will help to alleviate the serious parking problem for shoppers now existing at this point; that the present gas station within the affected area in block 6831, lot 21 is a non-conforming use, therefore Parsons boulevard as it has developed at this point is not local retail in character and the site is entirely adaptable to the proposed gas station; that the large private home development and apartment house in the area have also created a need for the proposed service; that the planted area to be maintained around the perimeter of the site will help maintain the residential aspect of 75th avenue; that the only entry to the parking area will be through the gas station; that the proposed gas station will be in complete harmony with the affected area; and

WHEREAS, the applicant states that the present owner has held title to the property since February 18, 1950 and that the assessed valuation of land is \$14,000; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the applicant amended his application to omit the part of the plot in the residence use district; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, subdivision f, of the Zoning Resolution for a term of fifteen years, to

permit that portion of the premises in the local retail use district to be occupied as a gasoline service station, as proposed and as indicated on plans filed with this application marked, "Received, March 24, 1954" (2 sheets), *on condition* that all uses on the premises shall be removed; and the premises shall be reconstructed and rearranged substantially as indicated on the above cited plans within the local retail district only; that no portion of the premises shall be extended to that portion of the premises which is included in the plan for the street widening, except that such portion may be used provided there are no structures erected thereon; that pumps shall be of a low approved type and shall not be nearer than fifteen feet to the new building line; that the number of gasoline storage tanks shall be limited to twelve approved 550 gallon tanks; that the accessory building shall in all other respects comply with the requirements of the Building Code; that there shall be no cellar under such building; that there shall be planted areas maintained as indicated on such plans protected by concrete curbing; that there shall be a fence, which may be of the woven wire, chain link type on the line between the local-retail and residence use districts up to the point where the accessory building is constructed; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that curb cuts shall be limited to two (2) thirty feet in width to Parsons boulevard, and one (1) twenty feet in width within the first 25 ft. on 75th avenue from the intersection; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all temporary signs and roof signs, but permitting the erection within the building line of a post standard for the supporting of a sign, which may be illuminated, advertising the brand of gasoline on sale permitting such sign to extend beyond the building line for a distance of not more than four feet; that where not occupied by the accessory building and pumps the premises shall be paved with concrete or asphaltic pavement; that along the southerly lot line there shall be erected at any point where walls of adjoining buildings do not occur a woven wire fence similar to the fence prescribed above for the rear line; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; that the sidewalk and curbing around the premises shall be reconstructed or restored to the satisfaction of the borough president; that under section 7h, for a similar term, there may be parking of cars, provided such parking is in such spaces as will not interfere with the servicing facilities of the station; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution and the requirements of resolutions adopted this day under Cal. No. 248-54-A shall be complied with.

248-54-A

APPLICANT—Lama, Proskauer and Prober, and Irwin Pakula, for Mario and Susie Marini, owners.

SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent—filed pursuant to section 35, General City Law, re premises located in the beds of mapped streets—proposed widening of Parsons boulevard and 75th avenue.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons boulevard and 158-02 to 158-20 75th avenue, southeast corner, Block 6823, Lot 1, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Jas. E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors..... 4
Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated March 4, 1954, on N.B. App. 428/54, reads:

"2. Premises is located partly in the bed of a mapped street. Same must be submitted to Board of Standards and Appeals for consideration. Sec. 35, General City Law."

and

WHEREAS, the applicant states the premises consist of a lot 105.06 ft. front by 210.12 ft. in depth, located in a local retail and residence use, D and E-1 area, Class 1 height district, upon which it is proposed to erect a one-story building 14 feet in height, of Class 3 construction, 66 ft. front by 28 ft. 8 in. in depth and use the entire premises as a gasoline service station, as more fully described under Cal. No. 247-54-BZ filed for a zoning variance; and

WHEREAS, the applicant states there is a proposed widening of 5 feet on 75th avenue and on Parsons boulevard; that acquisition of the 5 ft. strip necessary for the widening of Parsons boulevard was authorized January 14, 1954; that the city does not have title to the 5 ft. strip required for the widening of 75th avenue and no proceedings are pending to acquire title thereto; that this 5 ft. strip will be used only to drive over to reach the proposed gasoline station and no part of the development of the station will be placed on this strip; that in the event of condemnation, the owner will not seek an award for any improvement placed on this portion of the lot; that when the land is acquired by the city for the widening the gasoline pumps will be relocated to 10 ft. back of the new building line and curb cuts be relocated at the curb line.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 428 of 1954, Objection 2, be and it hereby is *modified*, under the powers vested in the Board by Section 35 of the General City Law and that the appeal be and it hereby is *granted on condition* that the portion of the premises along Parsons boulevard and 75th avenue, may be occupied temporarily as a part of the gasoline service station granted this day under the resolution adopted under Cal. No. 247-54-BZ, on condition that the requirements of such resolution are complied with; that, in the event, these portions of the plot are acquired by the City of New York for street widening no claim shall be made, except for the value of the land itself so taken, as determined by the Court.

398-54-BZ

APPLICANT—Patrick D. Concagh, for Jafra Holding Corp., owner.

SUBJECT—Application reopened November 16, 1954—re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in the retail use district portion of a lot located in a residence and retail use, D area district the erection of a business building (stores and offices), using more than the area permitted; previously withdrawn to revise plans.

PREMISES AFFECTED—2702 East Tremont avenue, west side, 46.84 ft. south of St. Raymond avenue and 1542 Benson street, Block 3988, Lot 18, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh and P. R. Viscardi.

For Opposition: Samuel H. Fritz, Anthony C. Sabatiello, Alfred J. Peterson and William H. Mallett.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, on October 26, 1954 this application was withdrawn at request of applicant under sections 7c, 7e and 21

of the zoning resolution, to permit applicant to amend his proposal and plans to permit in the retail use district portion of lot located in residence and retail use, D area district, the erection of a business building (stores, offices and factory), using more than the area permitted; and

WHEREAS, the applicant requested reopening of this application for continuation of hearing; and

WHEREAS, this application was reopened on November 16, 1954 and set for hearing on December 7, 1954 at 10 A.M., subject to regular procedure, waiving all requirements, for consideration of new proposal and two publications in the Bulletin, and notice to be sent to affected owners in area by regular mail; and

WHEREAS, a public hearing was held on this application on December 7, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated November 3, 1954 acting on amendment to N.B. 335-54, reads:

"2. In a D district the area of the proposed building, being more than 55% of the area of the lot at the curb level, is contrary to Art. 4, Sect. 14(c) of the Zoning Resolution."

and

WHEREAS, the applicant contends that manufacturing of any kind upon the premises will be entirely eliminated; that the space at the rear of the stores, formerly designated in the original plans for use as manufacturing, will now be used as storage space for the use of store tenants; that revised plans show dividing partitions so that each tenant will have his own separate storage compartment; that there will be no parking of any kind upon any part of the premises; that the vacant and unoccupied space at the rear of the proposed building will be seeded with grass and planted with shrubbery along the rear lot lines so that the residential character of the neighborhood along Benson street may be preserved; that by the terms of a lease, the owner is under legal obligation to deliver possession of the office space on the 2nd floor of the proposed building to the Prudential Insurance Company by March 1, 1955, provided this appeal is granted; that on the said date the Prudential's lease of its present quarters will have expired; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution; and

WHEREAS, the Board found that a basis was presented under Section 21, to permit excess coverage of area in view of the plot being located in two use districts and no building or use proposed in the more restricted district and that the owner is entitled to relief on the ground of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c, to permit the extension into the more restricted district, substantially as proposed and as indicated on plans filed with this application, marked "Received May 20, 1954" (1 sheet), "November 5, 1954" (6 sheets) and "December 3, 1954" (1 sheet), *on condition* that the building as proposed shall not extend from East Tremont avenue beyond the area indicated on such plans and to permit under Section 21, excess area of building as proposed, beyond that permitted for a D area district; that such building shall be of the height proposed and in all other respects shall comply with all laws, rules and regulations applicable thereto and shall be used for stores conforming with the requirements for a retail business zone on the first floor and for offices on the second floor; that the rear portion of the plot facing on Benson street for the depth proposed shall not be built upon but shall be kept planted and landscaped; that there shall be no signs on the rear of the building facing the residential district; that

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there shall be erected on the interior lot lines from the proposed buildings to Benson street and along Benson street, an ornamental metal fence not less than 5'6" in height with no openings therein except one not over 3 ft. in width to be used solely as an emergency fire exit and not otherwise and with a gate of similar construction as the fence and openable only from the inside; that from such door to the rear of the building there may be a paved walk not over 3 ft. in width; that the rear of the building shall be faced with face brick; that in all other respects the building and occupancy shall comply with the requirements of the zoning resolution and all other laws, rules and regulations applicable to the building and occupancy; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

423-54-BZ

APPLICANT—Paul Friedman, for Peter and Rachel Federico, owners.

SUBJECT—Application June 2, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of the Bronx.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE OF NOVEMBER 23, 1954—

Affirmative: Commissioners Kleinert and Keating 2

Negative: Chairman Murdock 1

Absent: Deputy Chief Connors 1

THE VOTE OF DECEMBER 7, 1954—

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 19, 1954 after due notice by publication in the Bulletin; laid over to November 23, 1954, for inspection and decision; hearing closed; then to December 7, 1954, for decision with full vote of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, D area, class 1 height district; East 233rd street and Baychester avenue are in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 9, 1954 acting on N.B. Applic. 286-54, reads:

"1. In a Residence district the proposed 'Gasoline Service Station, auto washing, lubritorium, office and sale of auto accessories' is contrary to Art. II Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 154.64 ft. and 128.61 ft. frontage by 98.84 ft. in depth, irregular, presently vacant; that as of July 25, 1916 the portion of the property within 100 ft. of East 233rd street was in a business use district and the remainder was in a residence use district; that on January 20, 1927 the residence use district portion of the property was rezoned, placing all of the subject premises in a business use district; that on October 18, 1949, the present residence use designation became effective; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that it is proposed to erect, for a term of fifteen years, a parkway type gasoline service station with incidental auto washing (non-automatic), lubrication, office and sale of auto accessories; and

WHEREAS, the applicant contends that there is no economic demand for the use of the subject premises for any purpose other than the proposed use; that it is located at the intersection of East 233rd street and Baychester avenue, both of which are 100 feet wide and sustain heavy volumes of automobile and bus traffic; that it is located opposite two existing gasoline stations, both of which are zoned for business use, one in block 4955, lot 1 and the other in block 4943, lot 66; that the subject premises is located within the fire limits so that inexpensive frame construction of dwellings, similar to the few frame dwellings in the area, would be prohibited; that the rock outcropping at the premises indicates underlying rock close to the surface throughout the plot, thereby making prohibitive the cost of constructing dwellings with the customary basement or cellar; that there is no economic demand for the use of the premises for stores as existing shopping facilities are sufficient for local requirements; that the main shopping center is located along White Plains road and additional store facilities are located intermittently throughout the area; that a grant of this application will not adversely affect the character of the neighborhood; that the intersection of East 233rd street is already characterized by two gas stations, so that the proposed use at this corner would be in harmony with the character of the two other developed corners of the same intersection; that one of these gas stations was granted by the Board under Cal. No. 371-29-BZ and the other under Cal. No. 67-33-BZ; that the proposed arrangements for landscaping and ornamental fences will serve as a buffer between the proposed use and the nearby properties; that a limitation of the term of the variance to a stated term of fifteen years will give assurance that, if the character of the neighborhood should change so as to make the proposed use inharmonious with the neighborhood, the proposed use may be discontinued; and

WHEREAS, the applicant states that the present owner has held title to the property since January 16, 1953 and that the assessed valuation of land is \$10,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no basis for exercise of discretion to grant under Section 7, subdivision e of the zoning resolution; and

WHEREAS, in the opinion of the Board the two existing stations are sufficient as there is no considerable local need and these two stations together with others available at not too great a distance will supply all reasonable requirements.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 286-54, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

425-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Nat Paterson and Herbert H. Pensig, owners.

SUBJECT—Application May 27, 1954 (decision of the borough superintendent), under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, store and office; and to permit the parking and storage of motor vehicles with curb cut nearer the residence use district than is permitted, for a term of fifteen years.

PREMISES AFFECTED—137-21 to 137-39 Cross Bay boulevard, east side, 109.54 ft. north of 149th avenue, Block 11529, Lot 40, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Jos. E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 26, 1954 after due notice by publication in the Bulletin; laid over to November 23, 1954, for inspection and decision without further argument—hearing closed; then again laid over for inspection and decision; and then set for December 7, 1954; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Cross Bay boulevard are in a business use, D area, class 1 height district; 149th avenue is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 12, 1954 acting on N.B. Applic. 1365-54, reads:

"1. The use of the premises as a gasoline service station, lubritorium, car washing, minor auto repairs, store, utility room, parking and storage of motor vehicles in a Business Use District is contrary to Art. II Sec. 4(29) (46) of Zoning Resolution.

2. The location of a curb cut within 75' of a Residence Use District is contrary to Art. II Sec. 7A of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 202.44 ft. frontage by 100 ft. in depth, irregular, now being used for the sale of used cars, said use having been installed under permit Alt. 934-53 and certificate of occupancy No. 89401 was issued for this use for the southerly 100 ft. of the premises; that no permits are indicated for the northerly 100 ft. of the site for its present use or for the frame shed; that it is proposed to erect a modern gasoline service station consisting of ten 550-gallon storage tanks and eight dispensing pumps; that the contemplated accessory building will have a frontage of 57 ft. 4 in., a depth of 27 ft. 8 in., one story in height, of class 3 construction and contain the conjunctive uses of lubrication, car washing, minor auto repairs, store and utility room; that a large part of the site will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the site is situated on Cross Bay boulevard which is the main auto lane leading to the Rockaway beaches and as such the proposed gas station is in keeping and a required service at this point, not only for transient cars using Cross Bay boulevard but also for the large home development in the area; that the land is extremely high in assessed value with small chance of developing with stores due to the character of Cross Bay boulevard at this point; that the boulevard, within the affected area, is developed with many non-conforming uses and therefore the proposal is entirely in keeping at this point; that the non-conforming uses within the affected area are as follows: block 11372, lot 80—gas station; block 11409, lot 10—auto repair shop and lot 45 in the same block also contains an auto repair shop; block 11544, lot 20—gas station and block 11529, lot 46—garage; that the building as proposed will be highly modern in design and point the way towards any future development that may take place in the area; that the site is adjoined to the north by the blank wall of a one-story garage; that lots 22, 21, 20, 19, 18, 17, and 16 immediately adjoining to the east have private garages erected on their rear lot lines and therefore the gas station as proposed will not affect these properties; that the owner of lot 25 immediately adjoining to the south will consent to the proposal as will the owners of lots 45 and 10 immediately opposite in block 11409; that the curb cuts as proposed are required for efficient operation of the gas station and will not affect the residential aspect of the street, as these cuts face the busy, noisy fume laden Cross Bay boulevard; and

WHEREAS, the applicant states that the present owner has held title to the property since April 15, 1953; that the assessed valuation of land is \$27,000 and of the buildings \$800, making a total of \$27,800; that the building was erected 1953; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, subdivision f, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, subdivision f, for a term of fifteen years to permit the plot to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked, "Received, August 19, 1954" (2 sheets), and May 27, 1954 (one sheet), *on condition* that all buildings and uses on the premises shall be removed; and that the premises shall be levelled substantially to the grade of Cross Bay boulevard; that the premises shall be constructed and arranged substantially as indicated on plans above cited; that the accessory building shall be located where shown; that there shall be no windows in the rear wall of the accessory building; that there shall be no cellar under such accessory building; that the building shall be faced with face brick on the front and two ends and shall otherwise comply with the requirements of the Building Code; that in view of the almost continuous accessory garages on the rear lot line, the type of fence on the rear lot line may be as proposed, namely, woven wire, chain link type, not less than 5 ft. 6 in. in height; that a similar fence shall be erected on the lot lines to the south and to the north where walls of adjoining buildings do not occur; that the sidewalks and curbing on Cross Bay boulevard shall be reconstructed and repaired to the satisfaction of the Borough President; that curb cuts shall be restricted to four curb cuts, each not over thirty feet in width, located where shown; that pumps shall be of a low approved type and erected not nearer than fifteen feet to the street-building line; that the premises where not occupied by the building and pumps shall be paved with concrete or asphaltic pavement including the portion proposed to be used for parking; that the number of gasoline storage tanks shall be limited to ten approved 550 gallon tanks; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection at the southerly corner of the premises of one post standard for supporting the proposed sign, which may be illuminated, and advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be minor repairs with hand tools only for adjustments, maintained solely within the accessory building; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

455-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Frederick H. Kreckman, owner.

SUBJECT—Application June 7, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, for a term of ten years, the conversion of existing legal use (garage), to office, auto body and fender work, welding and incidental auto painting and spraying.

PREMISES AFFECTED—184-186 Vermont street, west side, 141 ft. 9 in. south of Atlantic avenue, Block 3688, Lots 25 and 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Jos. E. Vassalotti.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application denied.
THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 13, 1954 after due notice by publication in the Bulletin; laid over to November 9, 1954, for inspection and decision without further argument—hearing closed; then again laid over for inspection by a committee of the Board—date for decision to be set; and then set for December 7, 1954; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; Vermont street is in residence and business use, C area, class 1 height districts; Atlantic avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 21, 1954 acting on Alt. Applic. 1652-54, reads:

"1. Propose change of use from garage to office, body and fender work, welding, incidental painting and spraying in a residence use district is contrary to Art. II Sec. 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth; that the use district maps accompanying the building zone resolution show that the premises are in a residence use, C area, class 1 height district; that as of July 25, 1916 the premises were in an unrestricted use district and was changed to its present use designation on May 15, 1941; that the premises are now developed with a one story building of class 3 construction, the southerly part of the building having a frontage of 25 ft. and a depth of 100 ft., erected under N.B. No. 2280 of 1914 as a garage; that no certificate of occupancy was ever issued; that an extension with a frontage of 25 ft. and a depth of 50 ft. was erected to the north under Alt. No. 4517 of 1916 as an extension of the original garage, and no certificate of occupancy was issued; that it is proposed to secure a variance of the building zone resolution for a period of ten years to convert the present legal use to an office, auto body and fender work, welding and auto incidental painting and spraying; and

WHEREAS, the applicant contends that the building now has a legal non-conforming use and it is only proposed to change to a different non-conforming use; that the building will not have any openings in its lot line walls so that the block or the community will not be any more affected by the new use; that although the site is in a residence zone, the residential part of the affected area is now developed in full with conforming uses; that block 3689, lot 10, directly across the street from the site, is used as a parking lot; lot 5 is developed with a factory; that within the affected area, block 3688, lot 33 is developed with a gas station, which is a non-conforming use in the business zone; and

WHEREAS, the applicant states that the present owner has held title to the property since October 26, 1938; that the assessed valuation of land is \$4,000 and of the buildings \$7,500, making a total of \$11,500; that the building was erected in 1914 and extended in 1916; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no basis for exercise of discretion to grant under Section 7, subdivisions e or i of the Zoning Resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1652-54, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

519-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Weiss and Sons, Inc., owners.

SUBJECT—Application June 17, 1954 (decision of the borough superintendent), under section 7a of the zoning resolution, to permit in a residence and business use district the maintenance of existing use of office and drafting room in building No. 1 in conjunction with monument works and to permit the maintenance of existing steel rolling crane and open storage of granite between buildings No. 1 and No. 2, and to permit building No. 2 to be used for diesel engine in connection with monument works; and to maintain building No. 3 with its present monument works and machinery use and the southern part of lot with its existing steel rolling crane and open monument machinery consisting of a wire saw, and the erection of an additional wire saw alongside of present one in open area.

PREMISES AFFECTED—928-940 Jamaica avenue and 1-35 Lincoln avenue, southeast corner, Block 4109, Lot 91, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Arthur Weiss, Henry J. Benisch and Jos. E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 26, 1954 after due notice by publication in the Bulletin; laid over to November 30, 1954, for inspection and decision without further argument; hearing closed; then to December 7, 1954, for inspection and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Lincoln avenue and Jamaica avenue are in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 14, 1954 acting on N.B. Applic. 1305-52, reads:

"4. Proposed building (Building No. 1) on a lot partly in a business and partly in a residence use zone to be used in conjunction with premises of a non-conforming use is in violation of Article II, Para. 6 and Article II, Para. 3 and Para. 4-a, subsection 39 of the zoning resolution.

5. Proposed crane and other new additional equipment and shed (Bldg. #2) which has been reconstructed without a permit to be used in conjunction with premises of a non-conforming use is in violation of Article II, Para. 6 and Article II, Para. 3 and Para. 4-a, subsection 39 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 126 ft. 7½ in. frontage by 305 ft. 3½ in. in depth, irregular, used as a monument works, established under N.B. 3422 of 1907, for which no certificate of occupancy has been issued; that the site is developed with a building known as building No. 1 used as an office and drafting room; that building No. 2 is used for a diesel engine and building No. 3 is used for monument work; that the open southerly part of the site is used for monument work machinery; that the easterly part of the site, between building No. 1 and building No. 2, is developed with a steel rolling crane and is used for the open storage of granite; that building No. 1 which has a frontage of 40 ft., a depth of 23 ft. 8 in. and is one story in height, of class 3 construction, was erected under N.B. 1305-52 to be used as an office and to have no connection with the monument works; that no certificate of occupancy was issued; that building No. 2 which has a frontage of 37 ft., a depth of 17 ft. and is one story in height of class 4 construction, was originally erected under

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Alt. 6725 of 1911 to be used as a stone shed; that no certificate of occupancy was issued; that this permit called for a building of 37 ft. by 31 ft., but was reduced to its present size of 37 ft. by 17 ft.; that building No. 3 with a frontage of 75 ft., a depth of 75 ft., one story in height, of class 4 construction, was erected under the original permit No. 3422 which established the original monument works; and

WHEREAS, the applicant further states that it is proposed to maintain the present use of office and drafting room in building No. 1 but use this building in conjunction with the monument works; that it is also proposed to legalize and maintain the steel rolling crane and open storage of granite between buildings No. 1 and No. 2; that it is further proposed to maintain building No. 2 at its present size of 37 ft. by 17 ft. and use said building for a diesel engine in connection with the monument works and to maintain building No. 3 with its present monument works and machinery use; that it is also proposed to maintain the present open part of the lot at the southerly portion with its present steel rolling crane and the present open monument machinery consisting of a wire saw, and to erect a new additional wire saw alongside of the present one in the open area; and

WHEREAS, the applicant contends that inasmuch as the entire site was originally approved for use as a monument works and as the proposal only contemplates an additional building, machinery and equipment with the same monument works, the community cannot be affected; that although Jamaica avenue at this point is zoned for business, it has not developed in that manner; that the use on the site itself was installed before the enactment of the zoning ordinance and block 4108, lot 4 is developed with a gas station and stone yard which also extends into the residence zone and is directly opposite the site in question; that block 4107, lot 41 is developed with a garage and block 4107, lot 26 is used as a loft building; that the site itself occurs opposite a cemetery which does not lend itself to business development of Jamaica avenue, but makes present monument works entirely in keeping at this point and fully appropriate; that Jamaica avenue is further developed with a noisy elevated railroad, which precludes the use of the site for anything but a non-conforming use; that in view of these facts the mere addition of additional equipment and machinery and the use of a building as an office and drafting room and the maintenance of the diesel engine building in conjunction with the present monument works established before the enacting of the zoning ordinance cannot affect the public and it is therefore requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since November 12, 1952; that the assessed valuation of land is \$37,500 and of the buildings \$11,000 making a total of \$48,500; that the building was erected in 1907; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board which observed operation of the present wire saw; and

WHEREAS, the Board found that this is an appropriate case in which to exercise discretion to grant under Section 7, subdivision a, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7, subdivision a of the Zoning Resolution, to permit the addition of a strand wire saw and crane, as proposed and as indicated on plans filed with this application and marked, "Received, June 17, 1954" (3 sheets), *on condition* that such saw and crane shall be maintained substantially as proposed and where proposed to be located, and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable to the use, as established by the Zoning Resolution, and that the buildings and uses shall not be further increased; and that all permits shall be obtained and all work completed within six months from the date of this resolution.

521-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lehigh Holding Corp., owner.

SUBJECT—Application June 21, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a business use, C area district, the erection of an extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—1273-1291 McDonald avenue, east side, 175 ft. north of Bay parkway, Block 6524, Lot 52, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Jos. E. Vassalotti.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 7, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and McDonald avenue are in a business use, C area, class 1 height district; Bay parkway is in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 15, 1954 acting on Alt. Applic. 424-29, reads:

"1. Total area of buildings with new extensions, within a 'C' area district, will exceed permissible area under section 13, Art. IV of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 161 ft. 11¾ in. frontage by 125 ft. in depth, irregular, upon which is located a one-story structure of class 3 construction; that the portion of the building designated as "A", one story in height, of class 3 construction, having a frontage of 22 ft. 9¾ in. and a depth of 125 ft., was erected under Alt. 9575 of 1936 on a plot having a frontage of 161 ft. 11¾ in. on McDonald avenue, 125 ft. on the northerly lot line, 80 ft. on the southerly lot line and irregular on the easterly lot line, for use as storage of plumbing supplies, and the open yard for use as storage of used building material; that certificate of occupancy No. 80951 was issued on January 26, 1937; that the portion of the building designated as "B", one story in height, of class 3 construction, having a frontage of 50 ft. and a depth of 20 ft., was erected under Alt. 4430 of 1941 for use as store and stock room; that no certificate of occupancy was ever issued; that structure "O" on the plot, one story in height, of class 3 construction, having a frontage of 76 ft. 2 in. was legalized under Alt. 424 of 1949 for use as plumbing supplies, office, show room, storage and open storage yard; that building "D" was erected in the open yard without a permit and therefore no certificate of occupancy was issued; that Alt. 424 of 1949 was amended and approved on January 12, 1954 to change the use of said legal buildings "A", "B" and "C" to storage of plumbing supplies, office, showroom, storage and open storage yard, manufacturing of incombustible materials, office, storage and packing of peat moss and office; that no certificate of occupancy has been issued; that it is proposed to change the uses of the building to manufacturing of incombustible materials, packing and storage of peat moss, loading and unloading, and secure a variance of the building zone resolution to occupy 100% of the area of the plot; that it is also proposed to maintain those parts of the building called "A" and "C" and to remove building "B"; that it is further proposed to reconstruct the present illegal building known as "D" and erect a new extension one story in height, of class 3 construction, so that the reconstructed part will

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occupy a frontage of 65 ft. 2 in. and a depth of 125 ft. so that the present building, together with the reconstructed and extended building, will occupy 100% of the area of the lot; that the site has an area of 17,935 sq. ft., the allowable coverage is 60% of 17,935 sq. ft. or 10,537 sq. ft., and therefore the proposed building will exceed the allowable coverage by 6,858 sq. ft.; and

WHEREAS, the applicant contends that inasmuch as the northerly part of the site is covered by a building extending from the building line to the rear lot line and as the same condition exists at the southerly lot line, an open space maintained at the center of the site would not be of benefit to the block; that these buildings were partly originally erected in 1936, at which time it was legal to occupy 100% of the area of the lot; that the premises have been in the same ownership since 1928; that lot 60 immediately adjoining the site to the north is developed with a building occupying 100% of the area of the lot so that said property cannot be affected by the proposal; that lot 44 immediately adjoining to the south is occupied by a gas station and said gas station would not receive any benefit from an open space at the center of the site; that lot 40 immediately adjoining to the east is also developed with a gas station and the same would apply; that inasmuch as the proposed uses are legal and as the block or immediate adjoining properties will not be affected, it is requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since July 7, 1928; that the assessed valuation of land is \$16,000 and of the buildings \$14,000, making a total of \$30,000; that the building was erected 1936; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board in connection with the adjoining building under Cal. No. 872-26-BZ, Volume II; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the ground of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 to permit the closing in of an interior yard and reconstruction of an existing shed to a one story building, and include buildings so as to combine into one building, substantially as proposed and as indicated on plans filed with this application marked, "Received, June 21, 1954" (4 sheets), and November 19, 1954 (one sheet), *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that there shall be no window openings in the rear wall facing upon the residential district; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

663-54-BZ

APPLICANT—Samuel Rosenblum for Marchant Estates, Inc., owner.

SUBJECT—Application September 9, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station to include lubricatorium, washing of cars, storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—24-34 Lafayette street, 530-532 Pearl street, northwest corner and 41 Elk street, Block 168, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum, H. Christian and H. Rosenblum.

For Opposition: Edw. Hoffman for Park Dep't.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Connors 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 16, 1954 after due notice by publication in the Bulletin, laid over to December 7, 1954, for additional information from the Park Department and for further consideration by the Board; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Pearl street are in a retail use, B area, class 2½ height district; Elk street is in retail and business use, B area, class 2½ height districts; Lafayette street is in residence and retail use, B area, class 2½ height districts; and

WHEREAS, the decision of the borough superintendent, dated September 2, 1954 acting on N.B. Applic. 103-54, reads:

"1. Proposed reconstruction of existing gasoline service station, lubricatorium, office, sales of accessories, washing and parking of cars waiting to be serviced in a Retail Use District is contrary to Section 4A & 4(a) (46) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 154 ft. 5¾ in. frontage by 69 ft. 10¾ in. in depth, on which is located a gasoline service station now operating under certificate of occupancy and permits from the fire department; that the plot is a triangular plot, block 168, Lot 12 having a frontage of 154 ft. 10 in. on Lafayette street, 70 ft. on Pearl street and 140 ft. 3 in. on Elk street; that it has been in operation since 1923 when certificate of occupancy No. 6085-23 was issued for a gasoline and oil station, after completion under N.B. 610-22; that a copy of this certificate is filed with this application; that the district was unrestricted at that time and was unrestricted until June 30, 1952 when it was changed from unrestricted to retail; that in 1927 under N.B. 102-27 a one story office of the gasoline station was erected and received certificate of occupancy No. 12862 dated August 16, 1927; that in 1948 under Alt. Applic. 1779-47 six underground gasoline storage tanks were installed as part of the alteration; that this installation was approved by the fire department under date of March 24, 1948 and a temporary certificate of occupancy was issued, No. 33863 dated April 1, 1948 for said use followed shortly by a permanent certificate of occupancy No. 34430 dated August 27, 1948 for a gasoline service station and storage and parking of more than five motor vehicles; that the records of the department of housing and buildings indicate that the existing curb cuts were approved by the department of borough works and referred to in letter of the department of borough works dated August 20, 1948 and filed with Alt. Applic. 1779-47; that an additional curb cut of 30 ft. on the Pearl street front was approved under N.B. 48-48; that subsequent to the approvals of the fire department, department of borough works and building department, the new certificate of occupancy numbered 34430 was issued, which is the existing certificate of occupancy; that permits have been obtained from the fire department, the latest one being E.114366, for the gasoline storage system and air compressor and lubricating oil and kerosene oil for use; and

WHEREAS, the applicant states that it is proposed to remodel this station, removing the grease pits which are now in the open and place them under cover in a one story structure covering the Pearl street side; that a modern office and rest rooms will be provided so as to present an harmonious architectural design; that the present one story office will be replaced by this new office; that as this office structure covers the section where the old tanks were installed in 1948, it is intended to remove same and a new bank of gasoline tanks and lubricating oil tanks will be in-

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stalled; that all old existing tanks will be properly filled in, in accordance with the rules, and the new eight tanks will replace the two existing banks of 6 and 7 tanks; that the same number of pumps will be maintained; and

WHEREAS, the applicant contends that under the proposed operation of a leading oil company, it is not intended to store parked cars as evidenced by the photographs; that only cars coming in to be serviced are to be stored here; that there will be no washing as the principal business of the establishment, only that incidental to the operation of a gas station; that the office structure will be of modern design; that as a further improvement, the curb cuts existing on Pearl street will be closed up and also the most southerly cut on Elk street; that the most southerly existing curb cut on Lafayette street will be moved north to beyond the new office structure and there will thus be a decrease in the amount of curb cuts heretofore approved: that in connection with the answer to question L3 of the application, there is on the east side of Lafayette street a small park with entrances on the side streets—Pearl and Worth streets; that parking meters have been provided along the streets surrounding this park on Lafayette, Pearl and Centre streets; that this application is not for a new gas station as the premises is operating under an existing certificate of occupancy; that it is only because of the change to retail district that the department of housing and buildings raised this objection; that the proposed work will be a vast improvement over existing conditions; that all old signs now on the premises will be removed and a non-flashing sign will be erected in conjunction with the office and a new sign and pole at the intersection of Elk and Lafayette streets; that the regular storage of cars will be eliminated—only those being serviced; that inasmuch as the proposed modernization will be a vast improvement to the neighborhood over that existing today and as this gas station has been in continuous operation since 1923, under existing certificates of occupancy, permission is requested to make the improvement as outlined in plans submitted with this application; and

WHEREAS, the applicant states that the present owner has held title to the property since April 26, 1922; that the assessed valuation of land is \$105,000 and of the building \$5,000 making a total of \$110,000; that the building was erected 1922; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the premises appear to be within an area to be acquired by the City of New York for the improvement of the surface street system in connection with the Manhattan approaches to the Brooklyn Bridge; and

WHEREAS, there appears to be no final approval of such plans as yet and no appropriation of funds to carry them out; and

WHEREAS, the Board deemed that the arrangement of the present gasoline service station is undesirable and that it has objectionable signs and open greasing pits which under the resolution herein proposed would be eliminated; and

WHEREAS, the Board deems that if and when the City desires to condemn the property for such street purposes as proposed, the arrangement as herein permitted would not, in the opinion of the Board, involve a materially greater damage cost than the present construction, which is lawfully maintained; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7, subdivision c of the Zoning Resolution to permit the lawfully existing gasoline service station to be rearranged and reconstructed substantially as proposed and as indicated on plans filed with this application marked, "Received, September 9, 1954" (5 sheets), and "November 10, 1954" (one sheet), on condition that all structures shall be removed from the premises; that the premises shall be rearranged substantially as indicated

on such plans above cited, except that no signs shall be erected above the roof, including the proposed non-flashing pylon as shown; that all signs permitted shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps and a post standard for supporting a two leafed sign at the intersection of Lafayette Street and Elk Street, which may be illuminated as indicated to extend over the building lines for a distance of not more than four feet and excluding all roof signs and temporary signs; that the accessory building shall be arranged and constructed substantially as proposed and shall be of face brick; that there shall be no cellar under such accessory building; that the number of gasoline storage tanks shall be restricted to ten 550 gallon approved tanks; that the gasoline pumps shall be of the low type and shall be erected not nearer than fifteen feet to the street building line; that the sidewalk and curbing around the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that curb cuts shall be restricted to two curb cuts not over thirty feet in width from Lafayette Street and one curb cut of similar width from Elk Street; that no curb cut shall be constructed within fifteen feet of an intersection; that the premises where not occupied by the accessory building and pumps shall be paved with concrete or asphaltic pavement; that parking of cars waiting to be serviced may be permitted provided that such parking is on spaces that do not interfere with the servicing of the station; that there shall be no repairing of cars; that there shall be no sale of cars; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 1:15 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 7, 1954, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

106-33-SA

APPLICANT—Sun-Ray Burner Manufacturing Corporation, owner.

SUBJECT—Application reopened July 20, 1954—re additional trade names—Sun-Ray Fuel Oil Burner, previously approved.

APPEARANCES—

For Applicant: John R. Maxwell.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION:

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 106-33-SA

Subject: Amendment to resolution as to additional trade name:

Sun-Ray Burner Manufacturing Corporation requested by letter dated on June 22, 1954 that the resolution adopted on May 16, 1933 be amended so as to permit the Sun-Ray Fuel Oil Burner, approved May 16, 1933 under Cal. No. 106-33-SA to be marketed under additional trade names. The application was reopened by a vote of the Board on July 20, 1954.

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Recommendation

The Committee on Test recommends that the resolution adopted May 16, 1933 under Cal. No. 106-33-SA be amended so as to permit the Sun-Ray Fuel Oil Burner as manufactured by the Sun-Ray Burner Manufacturing Corporation to be marketed by the Steamaster Automatic Boiler Company, Los Angeles, California under the trade name of Steamaster and by the General Heating Products Company, Phila., Pa. under the trade name Thrift-Master on condition that the requirement of the resolution adopted May 16, 1933 under Cal. No. 106-33-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 16, 1933 in accordance with the above report.

1014-41-SA—Vol. II

APPLICANT—Fire Devices, Inc. (New York), owner.
SUBJECT—Application reopened as Vol. II March 9, 1954 for test and report as to additional models—Spot Fire Lowecator, Models 501, 502, 503 and 504.

APPEARANCES—

For Applicant: Cy Harriman.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION:

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 1014-41-SA—Vol. II

Subject: Amendment to resolution as to additional Models—Spot Fire Lowecator, Models 501, 502, 503 and 504.

Fire Devices Inc., New York, requested by filing an application dated on February 15, 1954 that the resolution adopted on April 7, 1942 and amended June 8, 1943 under Cal. No. 1014-41-SA—Vol. I be amended to include the Spot Fire Lowecator, Models 501, 502, 503 and 504. The application was reopened by a vote of the Board on March 9, 1954 under Cal. No. 1014-41-SA—Vol. I.

Purpose

The appliance is a thermostat of the spot type rate principle of operation with an auxiliary fixed temperature release.

Description

The Board approved the Spot Fire Lowecator under Cal. No. 1014-41-SA—Vol. I. The requested Models, namely 501, 502, 503, and 504, differ in the following respects from the Models 101 and 102.

The base section has been re-designed to provide more positive sealing at the junction between base and bronze shell and also between the base and diaphragm. The base, instead of having semi-circular mounting lugs, now incorporates a round $3\frac{1}{8}$ inch diameter bottom section which is provided with two mounting holes.

The copper diaphragm and brass stop plate has been replaced by an aluminum diaphragm and stop plate.

The bronze shell has been increased in size so as to give an extra one cubic inch air capacity inside the shell.

The electrical rating has been changed so as to permit the use of the unit with systems employing less than 24 volts. The new ratings are as follows:

6-125 volts A.C. — 1 ampere
6-24 " D.C. — 1 "
125 " D.C. — 0.3 "

The fixed temperature has been changed as follows:

Model 501—combining rate of rise with fixed temperature set at 136°F. and the Model 502 combining rate of rise with fixed temperature set at 190°F.

The Models 503 and 504 are exactly the same construction as the 501 and 502 with the exception that the vent mechanism is omitted. This opens the interior chamber to the free passage of air and negates the rate of rise, thus leaving only a fixed temperature thermostat. The fixed temperature elements are set as follows: 503 set at 136°F. and 504 set at 190°F.

Inspection and Test

The appliances were inspected and tested at 40 Worth street, New York City, by Asst. Engr. J. A. Darts Committee on Test and were found to operate as designed. The details of construction were discussed with R. C. Lent, Supervising Electrical Inspector, Fire Department.

The new Models have been approved by the Underwriters Laboratory under Signal 397, Application No. 53C2611 a copy of which is on file with and is part of the record.

Recommendation

On the basis of the inspection and the data filed by the applicant the Committee on Test recommends that the resolution adopted April 7, 1942 under Cal. No. 1014-41-SA—Vol. I be amended so as to include the Models 501, 502, 503 and 504 on condition that the wiring shall be #14 B & S wire gauge rubber insulated single braid, protected as required in the approved system in which this device is used and this device shall be placed within an open metallic outlet-box arranged to receive wiring protection and the Models 503 and 504 shall be rated for coverage of 225 sq. ft. and the Models 501 and 502 shall be rated for coverage of 900 sq. ft. and further that all the requirements of the resolution adopted on April 7, 1942 under Cal. No. 1014-41-SA—Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 7, 1942 in accordance with the above report.

359-50-SA

APPLICANT—Altorfer Bros. Company, owner-manufacturer.

SUBJECT—Application reopened September 14, 1954, to Home Laundry Automatic Washer, Models 50 and 53, previously approved.

APPEARANCES—

For Applicant: Jno. O. Albeck and Leslie B. Veader.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

MINUTES

REPORT OF COMMITTEE ON TEST

Re: Cal. 359-50-SA

Subject: Amendment to resolution to include additional models of washers.

Altorfer Bros. Company, Illinois requested by letter dated June 16, 1954 that the resolution adopted July 18, 1950 and amended on July 7, 1954 under Cal. No. 359-50-SA be amended so as to include models 80 and 90 and to permit the marketing by Kelvinator under Kelvinator trade name and model designation. The application was reopened by a vote of the Board on September 14, 1954.

Description

The Model 80 is similar to the Model 53 (approved by the Board July 7, 1954 under Cal. No. 359-50-SA) differing only in the exterior styling of the back panel board and the timer cycle; the machine now having two separate cycles—one for regular wash and another for more delicate fabrics, in all other respects the Model 80 and 53 are identical.

The Model 90 is generally the same construction as the Model 50. The Model 90 has a mechanically operated switch marked "Wash"—"Spin"—"Off"—so that the operator can determine the amount of time for each cycle. The machine also incorporates a safety kick-out in case of excessive out of balance loads this switch is automatically reset by turning dial to off position. The model 90 has no mixing valve and the water is admitted through a hose connected to an approved vacuum breaker.

Recommendation

The Committee on Test recommends that the resolution adopted July 18, 1950 and amended July 7, 1954 under Cal. No. 359-50-SA be amended so as to include Model 80 and 90 and further that the approved models may be marketed by Kelvinator under the following model designations:

Model 53 under trade name Kelvinator Model AW; Model 60 under trade name Kelvinator Model AWS, Model 50 under trade name Kelvinator Model 50, Model 90 under trade name Kelvinator Model SW, and Model 80 under trade name Kelvinator Model AW-2 on condition that the requirements of the resolution adopted on July 18, 1950 under Cal. No. 359-50-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of July 18, 1950 and July 7, 1954 in accordance with the above report.

178-54-SM

APPLICANT—Republic Brass Co., owner.
SUBJECT—Application February 15, 1954—Republic Brass Co., Ledge Type Sink Fitting with Swing Spout, Automatic Thumb Control Spray Head, approval of.

APPEARANCES—

For Applicant: J. Edward Wennerstrom.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION:

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 178-54-SM

Subject: Republic Brass Company, Ledge Type Sink Fitting with Swing Spout, Automatic Thumb Control, Spray Head, approval of.

The Republic Brass Company of Cleveland, Ohio, owner-manufacturer filed February 15, 1954 an application with the Board of Standards and Appeals for approval of the Republic Brass Company, Ledge Type Sink Fitting with Swing Spout Automatic Thumb Control Spray Head under the provisions of the Submerged Inlet Rules of the Board of Standards and Appeals and C26-178.0.b Administrative Building Code.

Purpose

A combination deck type sink fitting with hot and cold water inlets and diverter mechanism for diverting water from spout to spray or vice-versa.

Description

The principle of this unit is an arrangement of parts made of brass monel metal and synthetic rubber and built to be inserted into a faucet having a spray hose to divert water from the faucet to the spray hose or vice-versa. When the transfer unit is installed in the unit it is compressed between the spout connection and the spray hose supply. The lower part has a metal to metal seat arrangement. The low portion has an O-ring which helps to prevent leakage. The upper side consists of a monel metal disc which has a series of three holes. These three holes act as an air inlet to the unit and make communication to the spout which is the main opening to atmosphere for protection of back flow from the spray hose.

The appliance has a Modern Faucet Manufactured Company #405 Diverter (approved by the Board on December 9, 1947 under Cal. No. 848-47-SM) incorporated in the appliance.

Inspection and Test

The details of construction were examined by Asst. Engr. J. A. Darts, Committee on Test and E. A. Bauman, Department of Water Supply, Gas and Electricity and it was found to operate as required.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Republic Brass Company Ledge Type Sink Fitting with Swing Spout Automatic Thumb Control and Spray Head for use in New York City when installed and operated in accordance with this report and the Submerged Inlet Rules of the Board provided that each bears a stamp or label device reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 178-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the application be and it hereby is *approved*, on condition that the device shall comply with the Submerged Inlet Rules and have an approved type vacuum breaker, and in all other respects shall comply with the requirements of the report of the Committee on Test.

448-54-SM

APPLICANT—Central D. Manufacturing Co., owner.
SUBJECT—Application June 3, 1954—Rex R and RS Gas

MINUTES

Connectors (for gas stoves or gas ranges), approval of.
APPEARANCES—

For Applicant—Irving Lavitz.

ACTION OF BOARD—Material disapproved.

THE VOTE—

Affirmative: Chairman Murdock and Commissioner
Keating 2
Negative: Commissioner Kleinert and Deputy Chief
Connors 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 448-54-SM

Subject: Rex R and RS Gas Connectors (for gas stove and gas ranges), approval of.

The Central D. Manufacturing Company, owner-manufacturer, filed June 3, 1954 an application with the Board of Standards and Appeals for approval of the Rex R and RS Gas Connectors for gas stoves and gas ranges under the provisions of C26-178.0.b and Article 12 of the Administrative Building Code.

Purpose

To install gas appliances with flexible connector so that the appliance can be readily adjusted as to location.

Description

These are completely assembled connectors with .049" wall, certified $\frac{5}{8}$ " aluminum tubing with steel and brass fittings. The flare nuts used are steel bar stock zinc plated.

The end fittings are a brass elbow and steel and brass coupling. Both the couplings and elbows are $\frac{5}{8}$ " flare by $\frac{3}{4}$ " female. The steel coupling is also zinc plated. The entire connector has been certified by the American Gas Association. R is a Rex Connector with brass and fittings. RS is a Rex Connector with brass elbow and steel coupling.

Inspection and Test

Inspection and test was made of these connectors at 178 Stanton Street, Manhattan. The device was subjected to air pressure under water without leakage and to hydrostatic pressure 60 lbs without breakage. Present at the test were Chief Engr. L. V. Huber of the Committee on Test, Irving Lavitz, representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Rex Models R and RS Gas Connectors for voluntary use in New York City when fabricated of materials as herein described and when manufactured in accordance with this report and the provisions of Article 12 Administrative Building Code, on condition that each device be stamped:—"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 448-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

The Board does not view favorably range connections constructed of aluminum tubing.

Resolved, that the Board of Standards and Appeals does hereby *disapprove* this material.

577-54-SM

APPLICANT—Weiss Metal Ceiling Co., for Dant and Russell Sales Co., owner.

SUBJECT—Application June 24, 1954—Dantore Metal Pan Suspended Acoustical Ceiling, approval of.

APPEARANCES—

For Applicant: Max D. Weiss.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 577-54-SM

Subject: Dantore Metal Pan Suspend Acoustical Ceiling, approval of.

Weiss Metal Ceiling Company, New York, for Dant and Russell Sales Company, filed June 24, 1954 an application with the Board of Standards and Appeals for approval of the Dantore Metal Pan Suspended Acoustical Ceiling under the provisions of C26-88.0 and C26-461.0 Administrative Building Code.

Purpose

The material is to be used as an incombustible suspended metal ceiling.

Description

The system consists of 1'-0" x 2'-0" by No. 26 gauge steel pans suspended on No. 23 gauge steel "T" runners.

In erection the 23 gauge steel "Ts" are hung from 1½ inch channels, spaced 4'-0" on centers, by means of 12 gauge wire clips which fit over the 1½ inch channel and under the "T" section of the runner. These clips provide adjustment so that the "T" runners are spaced 2'-0" on centers. The metal pan which is 1'-0" x 2'-2" whose sides are dimpled to fit into the spring construction of the "T" runner, has behind it a wire grid of #14 wire, dimpled $\frac{1}{8}$ " so that it does not become flat on the inside of the pan in order to leave a space between the pan and an acoustical pad placed on top of the wire grid.

Inspection and Test

A sample ceiling was load tested at 1414 Stebbins Avenue, Bronx, New York, in the presence of Asst. Engr. J. A. Darts, Committee on Test and representatives of the applicant. The ceiling was load tested to five times its own weight and there was no deflection in any member of the system.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Dantore Metal Pan Suspended Acoustical Ceiling for voluntary installation as an incombustible acoustical ceiling on condition that the hangers and main carrying channels shall be of a size and spaced as required under C26-461.0 Administrative Building Code; that the pad placed on the pan shall be either rockwood or fiberglass and further that all cartons or containers in which this system is marketed shall be marked, tagged or stamped:—"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 577-54-SM", the Committee further recommends that this system may also be marketed under the additional name of D and R Acoustical Metal Pan System.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

MINUTES

707-40-SM—Vol. II

APPLICANT—The W. S. Tyler Company, owner.
SUBJECT—Application for consideration—reopening as Vol. II and for test and report as to the proposed change of insulation—re Tyler One and One-Half Hour Hollow Metal Fire Door; application dismissed for lack of prosecution.

APPEARANCES—

For Applicant: John Haig.

ACTION OF BOARD—Application reopened as Vol. II for test and report as to change of insulation.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

729-40-SM—Vol. II

APPLICANT—Hobart Welding Accessories, Inc., for The Hobart Brothers Company, owners.

SUBJECT—Application for consideration—reopening as Vol. III and for test and approval of new model—re Hobart Welding Electrodes, No. 55; previously dismissed.

APPEARANCES—

For Applicant: J. Rosencrans.

ACTION OF BOARD—Application reopened as Vol. III for test and report of new model.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

520-48-SM

APPLICANT—Severud, Elstad and Krueger for Precast Building Sections, Inc., owner-manufacturer.

SUBJECT—Application for consideration—reopening and as to amendment as to reduction in cement and change in steam process and omission of calcium chloride for test and report—re Precast Building Sections (Masonry Walls); previously approved.

APPEARANCES—

For Applicant: M. Fornerod.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

1124-48-SM—Vol. I

APPLICANT—S. H. Leggitt Company, owner.

SUBJECT—S. H. Leggitt Company Gas Range Connectors, Models, Leggitt Ace or Flexease, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

1124-48-SM—Vol. II

APPLICANT—S. H. Leggitt Company, owner.

SUBJECT—Application for consideration—reopening as Vol. II and to withdraw 1124-48-SM—Vol. I to consider new design for test and report—re Leggitt Ace, Thriftee and Flexease Gas Range Connector taken off calendar and referred back to committee for further consideration.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II for test and report of new design.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

783-49-SM—Vol. II

APPLICANT—New England Lime Company, owner (C. C. Loomis, agent).

SUBJECT—Application for consideration—reopening as Vol. II and to consider change of name of owner and changes in construction—for test and report—re Kilinoise Acoustic Tile, Series 100; previously approved.

APPEARANCES—

For Applicant: C. C. Loomis and Donald Ingram.

ACTION OF BOARD—Application reopened to consider change of name of owner and changes in construction—for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

100-45-A—Vol. II

APPLICANT—David R. Dibner, for Medor Realty Corp., owner.

SUBJECT—Application reopened May 11, 1954 as Vol. II—re Appeal from a decision of the borough superintendent. PREMISES AFFECTED—744 East 138th street, southeast corner of Bruckner boulevard, cellar and 2nd floor; Block 2566, Lot 52, Borough of The Bronx.

APPEARANCES—

For Applicant: Millard Henlein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated March 10, 1954, on amendment to Alt. App. 696/53, reads:

"1. Provide 2 enclosed exits from cellar to street as per Sect. 270 of the Labor Law.

2. The 2nd floor must be adequate for a live load of at least 120 pounds per sq. foot as per Sect. 7.3.2.3."

and

WHEREAS, the applicant states the building is two stories, 32 ft. in height, 25 ft. by 90 ft. in area, Class 3 construction, located on a lot 25 ft. by 100 ft. in area and in an unrestricted use district, "A" area, Class 2 height district, and used and occupied since 1947, cellar: storage and boiler, no persons; first floor: office and factory, 19 persons; second floor: offices, 19 persons, for which Certificate of Occupancy #2911 was issued February 4, 1947, upon completion of work under Alt. App. 195 of 1946. It is now proposed to use and occupy the building as follows: cellar, factory, storage and boiler room, three persons; first floor: office and factory, 16 persons; second floor, office and manufacturing and assembly of electronic equipment, 19 persons. The building is provided with 3 ft. 8 in. wide steel stairs enclosed in 4 in. gypsum block partitions equipped with one-hour fireproof self closing doors, stair hall leads direct to street and is provided with a ladder and scuttle to roof; and

WHEREAS, violation No. C-948/53 was issued May 14, 1953, for occupying the premises contrary to Certificate of Occupancy #2911 of 1947; and

MINUTES

WHEREAS, the applicant states that it is proposed to provide additional means of egress by means of a new stairway in a fireproof enclosure leading directly to the street from the cellar; an additional means of egress will be through a new door to the rear yard with steel ladder for emergency exit leading to adjoining property, access to which has been refused by the owner; and

WHEREAS, applicant states that present egress is through an existing enclosed steel stair leading to the first floor, that the first floor is fireproof concrete slab and all openings between the cellar and the first floor are equipped with fireproof self-closing doors; that an existing additional means of egress is through an existing sidewalk door at the front of the building; and

WHEREAS, the applicant contends as to objection 1 issued by the Borough Superintendent that the area of the cellar to be used for factory purposes approximates only six hundred (600) sq. ft. and only three people will be employed for a period of not more than four hours each day; that the prime ingredients used in the manufacturing process in the cellar are magnesite and perlite, which are fireproof materials and do not support combustion; that since the building is only 25 ft. in width it would be impracticable to install another stairway leading from the cellar to the street without completely destroying the usefulness of the first floor for any rentable useable purpose; and

WHEREAS, the applicant contends as to objection 2, issued by the Borough Superintendent that the second floor is constructed of 3 in. by 12 in. long-leaf yellow pine beams, 16 in. on center which will safely sustain a live load of 75 lbs. which live load has been accepted by the department; that the manufacturing process on the second floor will impose loads considerably less than this 75 lbs.; that the operation of the tenant on the second floor consists primarily of wiring and assembly of electronic equipment, radio parts and small coils; that no heavy equipment is used; that the average complete assembly weighs approximately 30 lbs. and covers an area of 2 sq. ft.; that it would be difficult to strengthen this floor without introducing columns and girders which would further seriously affect the useable area of the first floor; and

WHEREAS, the applicant further states that these premises will be taken for the widening of Bruckner boulevard; that any expense which would have to be incurred by the owner for a short period of time to strictly comply with the requirements of the Borough Superintendent, would be necessity be borne by the City upon the acquisition and would now impose an unnecessary and immediate burden upon the owner; and,

WHEREAS, the applicant has filed with this appeal a copy of a communication dated December 14, 1953, from the Office of the Construction Co-Ordinator stating that the State Department of Public Works is preparing plans for the conversion of Bruckner boulevard into an expressway, and that as soon as plans are completed they will be submitted to the necessary agencies for approval and such plans will require the acquisition of the premises in question; and

WHEREAS, the applicant has filed with this appeal a copy of communication dated November 17, 1954, from the Construction Co-Ordinator stating that State funds for the acquisition of the widening of Bruckner Boulevard will be available in April of this year and that the Board of Estimate will be asked to initiate the acquisition for the right of way about that time; and

WHEREAS, the applicant requests that inasmuch as the acquisition of this property is now so imminent and the expenditure of any sums for reconstruction at the present time would constitute an almost complete waste and an additional cost in condemnation that the Board adjourn the hearing on this application until such time as a final determination has been made by the Board of Estimate; and

WHEREAS, an examination of the records of the Board of Estimate indicate that the request dated January 21, 1954, from the City Construction Co-Ordinator submitting general plans for the Bruckner Expressway were referred to the Chief Engineer on January 28, 1954.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in the decision of the Borough Superintendent, acting on amendment to Alt. App. 696/53, Objections 1 and 2, and that the appeal be and it hereby is *granted*, to permit the continuation of existing conditions for a temporary term until the city acquires the premises, which is expected to be within six months, *on condition* that the means of exit from the first and second floors and also from the cellar shall be constructed and maintained as indicated on plans filed with this appeal, marked "Received April 9, 1954" (2 sheets); as to objection 2, to permit the continuance of the present liveload *on condition* that such liveload shall be posted to the satisfaction of the Borough Superintendent; and that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct.

138-54-A

APPLICANT—Aaron Gelman, for Lester T. Doyle (trustee).

SUBJECT—Application February 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1100-1104 East 177th street, southeast corner of Devoe avenue, Block 3904, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Samuel Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated January 26, 1954, on Misc. App. 1564/53, reads:

"1. Proposed installation of 2—5000 gallon and 1—2000 gallon tanks for the storage of motor fuel (Diesel) is contrary to C19.69.0 of the Administrative Code and Fire Dept. regulations."

and

WHEREAS, the applicant states the premises consist of a plot 481.60 feet front by 577.35 feet in depth, located in an unrestricted and business use, A area, Class 1½ height district, used and occupied since 1946 as a garage and repair shop for diesel-powered buses by the Surface Transportation System; and

WHEREAS, the applicant states that in connection with appeal filed under Cal. No. 848-48-A it was stated that plans were in preparation for the construction of a permanent service station for use of buses on the plot to the east, at which time permanent diesel tanks will be installed; and

WHEREAS, the applicant states it is now proposed to make this permanent installation of two 5000 gallon diesel oil tanks and one 2000 gallon lubricating oil tanks, enclosed in concrete, as indicated on plans filed with this appeal; and

WHEREAS, the applicant contends that tanks will comply as to construction with the Oil Burner Rules; that the flash-point of diesel oil is 170° F. and the flashpoint of lubricating oil is 450° F.; that the daily consumption of diesel oil has increased from 2160 gallons to approximately 5000 gallons due to the increased operation of buses; and

WHEREAS, the applicant states that the Fire Commissioner requires tanks for diesel oil motor fuel to comply with the requirements for gasoline tanks which would limit the tank capacity to 550 gallons and require concrete around the tanks; that the Fire Commissioner's ruling was based on the fact that many large tanks for diesel oil were found to have been converted to gasoline use without permission; that since the buses operated from these premises are powered by diesel engines, no such condition can occur in this instance; and

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WHEREAS, a letter has been received from the New York City Transit Authority under date of November 30, 1954, approving the location of tanks as proposed.

Resolved, that the decision of the Borough Superintendent, acting on Misc. App. 1564/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the proposed installation of tanks for the storage of fuel for diesel engines, substantially as proposed and as indicated on plans filed with this appeal, marked "Received February 18, 1954" (4 sheets) and "November 12, 1954" (1 sheet), *on condition* that the installation shall be maintained to the satisfaction of the Fire Commissioner; that the tanks shall be of the thickness of metal and construction as required by the Oil Burner Rules of the Board for oil burner tanks of similar capacity.

566-53-A

APPLICANT—Henry George Greene, for Clintonic Beverage Co., owner.

SUBJECT—Application July 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-51 Suffolk street, west side, 100 ft. north of Grand street, Block 351, Lot 51, Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur P. McNulty.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 16, 1953 on amendment to Alt. Applic. 34/50, reads:

"C6. Provide 1 hour stair enclosures of incom-
bustible materials to lead in continuous enclosure to
street as per Sec. 270 of Labor Law."

and

WHEREAS, the applicant states that the building is 2 stories, 30 ft. 7 in. in height, 75 ft. 10 in. by 97 ft. 9 in. in area at 1st floor, 75 ft. 10 in. by 90 ft. 6 in. in area at 2nd floor, of class 3 construction, erected 1914 on a lot 76 ft. 2 in. front by 100 ft. in depth, now located in a business use, B area, class 1½ height district and used and occupied since 1950: cellar—boiler room and storage, 2 persons; 1st floor—office and soft drink bottling, 5 persons; mezzanine—syrup room, 2 persons; 2nd floor—manufacturing syrup, office and stor-
age, 5 persons; proposed to be used and occupied, without change, except that the occupancy of the 2nd floor will be increased to 10 persons; and

WHEREAS, violation No. 7259 of 1951 was issued January 15, 1952 by the Borough Superintendent for occupying the building without a certificate of occupancy contrary to section C26-183.0 of the Administrative Code and as required by Alt. 34/50; and

WHEREAS, the applicant contends that the 1st floor is used as a bottling plant and the 2nd floor for the bottling of syrups and for storage and office; that the 2nd floor is now provided with a steel stair direct to street and a secondary steel stair leading to the 1st floor; that in lieu of enclosing this secondary stair at the 1st floor level, it is proposed to install a line of sprinklers leading from the termination of the stair at the 1st floor directly to an enclosed passageway which leads directly to the street; that in view of the fact that the proposed occupancy for the 2nd floor is light, con-
sideration is requested for this proposal; and

WHEREAS, the Board on May 13, 1947 under Cal. No. 351-47-A, modified objection 1 issued by the Borough Super-
intendent April 17, 1947 on Alt. Applic. 46/47, on condition that the existing means of egress remain and that a fire escape complying with the requirements of the Labor Law

with counterbalanced ladder to the street and gooseneck ladder to the roof be constructed on the Suffolk street front of the building.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in the decision of the Borough Superintendent, acting on amendment to Alt. Applic. 34/50, Objection C6, and that the appeal be and it hereby is *granted on condition* that the enclosure of stairway and hallway to the street shall be as indicated on the revised plans filed with this appeal marked, "Received, December 2, 1954" as to the first floor, and "Received, November 12, 1954" as to the second floor and cellar, and *on condition* that the enclosure of stairway as thereon shown shall be maintained and in all other re-
spects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

243-54-A

APPLICANT—Siegel and Green, for N.L.R. Realty Corp., owner.

SUBJECT—Application March 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—71-73 East Broadway and 9 Market street, southwest corner, Block 280, Lot 27, Bor-
ough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel and Lea Rosenblatt.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 2, 1954 on Alt. Applic. 38/54, reads:

"1. Provide two legal means of egress from all floors
including cellar that comply with Sec. 271 L.L.

3. Present fire escapes are not acceptable as a legal
means of egress."

and

WHEREAS, the applicant states that the building is 7 stories, 75 ft. in height, 25 ft. by 90 ft. 2 in. in area at street level, 25 ft. 86 ft. 2 in. at typical floor level, of class 3 construc-
tion, erected 1902, located on a lot 25 ft. 1 in. front by 90 ft. 2¾ in. in depth, in a retail use, C area, class 1½ height dis-
trict and used and occupied since 1952: cellar—boiler room and storage, no persons; 1st floor—restaurant, 50 persons and 3 stores; 2nd floor—2 club rooms, 15 persons each room; 3rd floor—1 tenant factory, 6 persons; 4th floor—2 tenant factories, 10 persons; 5th floor—1 tenant factory, 6 persons; 6th floor—2 tenant factories, 10 persons; 7th floor—1 tenant factory, 6 persons; that no change in use or occupancy is now proposed; that the building is provided with an approved interior fire alarm system and regular monthly fire drills are maintained; that there is one interior 40 in. wide wood stairs enclosed in fire retarded partitions, equipped with fire-
proof, self-closing doors leading direct to street and pro-
vided with a ladder and scuttle to roof, one exterior fire escape on Market street and one on East Broadway; that fire escapes extend to roof by ladder and to street by stair on Market street and ladder on East Broadway; window and door openings on the course of the Market street fire escape are fireproof, self-closinø; and

WHEREAS, the applicant states that the building was erected under N.B. Applic. 101/02 and subsequently altered several times maintaining its factory classification; that the building is now arranged for tenant factories on the upper floors ex-
cept for the 2nd floor which is used by two club rooms; that the 4th and 6th floors are subdivided for 2 tenant factories; that the other floors, 3rd, 5th and 7th are arranged for single tenant factory on each floor; that the factory work

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consists generally of the manufacture of curtains, slip covers, apparel and similar items; that the building is equipped with an interior fire alarm system and has interior enclosed stairway and two exterior fire escapes; that the interior stairway is enclosed with fire retarded enclosure equipped with fireproof self-closing doors and is an approved primary means of exit: that the fire escape on the Market street front was erected under Alt. Applic. 2497/16 and complied with section 273 of the Labor Law; that the existing fire escape is sub-standard on East Broadway; that violation No. 7353/52 was issued November 10, 1952 for failure to provide legal second means of egress for each floor, noting that the fire escapes were not considered as legal exits under section 271 of the Labor Law as amended; and

WHEREAS, the applicant contends as to objection 1 issued by the Borough Superintendent that to be required at this time to comply strictly with the letter of the law for additional means of egress in lieu of the fire escapes would cause undue hardship and practical difficulties; that the addition of an interior stairway as a required second means of egress would involve serious loss of floor space and rental; that not only would the owner suffer an unanticipated expenditure would become legally involved with the several tenants under leases; and

WHEREAS, the applicant contends as to objection 1 issued by the Borough Superintendent that the cellar is used for storage purposes with no persons regularly employed therein; that there are 3 such storage rooms, toilet rooms and an open cellar; that a part of the cellar extends under the sidewalk; that each storage area in the cellar is less than 1,000 sq. ft. in area; that storage area No. 1 is provided with two means of egress consisting of an open wood stair leading to the sidewalk and covered with sidewalk doors and a doorway leading to the open cellar from which egress is had through the open wood stair to the main entrance hall on the 1st floor; that storage areas No. 2 and No. 3 are provided with a single means of egress consisting of an open wood stair leading to the sidewalk and covered with sidewalk doors as well as access to the open cellar through the boiler room; that the toilet rooms in the cellar are incidental to the 1st floor restaurant and are provided with an open iron stairway leading to the restaurant; that it is proposed to equip all sidewalk doors with easily openable devices on the cellar side of the doorway without any locking devices on the exterior side of these doors; that such easy opening device will consist of a spring equipped bolt on the under side of the doors activated by a pull chain from the cellar floor level; and

WHEREAS, the applicant states that the existing substandard fire escape on East Broadway will be provided with 45° 22" wide steps and its balconies will be altered to comply with rule 1 of section 1 of the Factory Exit Rules of the Board and that such substandard fire escape will be made to comply with the other requirements of section 274 of the Labor Law and that when altered as proposed will be substantially equivalent to that required by section 273 of the Labor Law; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in the decision of the Borough Superintendent, acting on Alt. Applic. 38/54, Objections 1 and 3, and that the appeal be and it hereby is *granted* to permit the means of exit from each floor of the building, as proposed and as shown on plans filed with this appeal, marked "Received March 18, 1954" (3 sheets) and "October 5, 1954" (1 sheet), *on condition* that the primary means of exit shall be maintained in accordance with the requirements therefor and as proposed; that the fire escape at one end of the building complying with the Labor Law shall be maintained; that the sub-standard fire escape shall be maintained substantially in accordance with the requirements of Section 273 of the Labor Law, as proposed, including the steps at each floor

level to the window sill level, as indicated; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

330-54-A

APPLICANT—Arthur J. McDermott, for Arthur J. McDermott, Jacob A. and Georgia Post Visel, owners.

SUBJECT—Application April 27, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—90-01 Parsons boulevard, southeast corner of 90th avenue, Block 9756, Lot 28, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Arthur J. McDermott.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated October 4, 1954 on amendment to Alt. Applic. 781/54, reads:

"1. Change in use of frame residence to professional offices is contrary to C26-254.0 (table).

2. Minimum width of stairs 3 feet 6.4.1.2.

3. No toilet rooms permitted to open into stair enclosure 6.4.1.8.2.

4. Required stair shall be in continuous enclosure to street level 6.4.1.11.

5. Stair enclosure to comply with 6.1.2.2.5."

and

WHEREAS, the applicant states the building is 2½ stories, 27 ft. in height, 23.46 ft. front by 68 ft. in depth, of class 4 construction, erected prior to 1908, located in a retail use, B area, class 1½ height district and used and occupied since 1940; cellar—ordinary use; 1st floor—professional offices, 7 persons; 2nd floor—professional offices, 5 persons; 3rd floor—dwelling, 2 persons; and proposed to be occupied without change except that the 3rd floor will be vacated and remain vacant; that the building is provided with one 36 in. wide interior wood stairs, wood enclosed, equipped with wood doors, which are not self-closing; that stair hall leads direct to street and is provided with a ladder and scuttle to roof; and

WHEREAS, the applicant contends that the premises were acquired by a dentist in 1915 and he conducted his offices on the premises and in this connection maintained a waiting room, office and two operating rooms on the 1st floor and two bed rooms on the 2nd floor and one attic room on the 3rd floor; that the building was extended in 1916 and continued to be used by the dentist in the practice of his profession and as a dwelling until 1939; that the present owners acquired the building November 1, 1940 and have since maintained their law offices on the premises and a portion of the building not so occupied has been devoted to residence use; that since November 1, 1940 and up to the present time the 1st and 2nd floors have been occupied as offices and the 3rd floor as a dwelling for one family; that the entire block upon which premises are located with the exception of two buildings is devoted to retail business; that the building in question has been occupied since 1915 for professional and residential purposes and it is requested the Board permit its continuance for professional use only with the 3rd story vacant as shown on amended plans filed with this appeal; that the purpose of making application to the Borough Superintendent under App. 781/54 was to secure a certificate of occupancy without which mortgage lending institutions will not advance funds to enable the owners to pay off the overdue existing mortgage; and

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WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. Applic. 781/54, Objections 1, 2, 3, 4 and 5, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the 1st and 2nd floors to be occupied as proposed, *on condition* that there shall be no occupancy of the attic floor; that such attic floor shall be cut off from the 2nd floor by means of a doorway which will remain locked at all times but openable when required for emergency; that the occupancy of the building shall be as proposed for office work only, such as lawyer's offices and similar type of occupancy; that on such basis the existing conditions as to stairs and toilet rooms, as shown on plans filed with this appeal, marked "Received April 27, 1954" (8 sheets) and "October 5, 1954" (1 sheet) may be continued and that a certificate of occupancy shall be obtained.

453-54-A

APPLICANT—A. L. Seiden, for American Friends of Hebrew University, Inc., owner.

SUBJECT—Application June 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9 East 89th street, north side, 204 ft. 11 in. east of 5th avenue, 5th floor, Block 1501, Lot 9, Borough of Manhattan.

APPEARANCES—

For Applicant: A. L. Seiden.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 6, 1954 on amendment to Alt. Applic. 1895/53, reads:

"1. Proposal to use 5th floor of this bldg. would require it to be of fireproof construction as per Sec. 4.2.1 Bldg. Code."

and

WHEREAS, the applicant states that the building is six stories, 70 ft. 6 in. in height, 23 ft. 1 in. by 52 ft. in area plus extension, of class 3 construction, erected 1902, located on a lot 23 ft. 11 in. front by 100 ft. 8½ in. in depth, now located in a residence use, B area, class 1½ height district, and used and occupied since 1950; cellar—boiler room and storage; basement, 1st and 2nd floors—school, 35 persons in the basement and 10 each on the 1st and 2nd floors; 3rd and 4th floors—accessory offices for school, 10 persons on each floor; 5th floor—vacant; penthouse—vacant; and proposed to be used and occupied without change except for the 5th floor, which will be used as accessory offices for the school with an occupancy of 10 persons; that the building is provided with two interior 3 ft. 8 in. wide stairs, one of steel and one of wood, one fireproof enclosed and one enclosed in fire retarded partitions, equipped with fireproof self-closing doors; that stairhall leads to roof bulkhead and to street; and

WHEREAS, Certificate of Occupancy #33750 issued March 4, 1948 upon completion of work under Alt. Applic. No. 362/42 permits the following use and occupancy; sub-cellar—boiler room and storage; cellar, 1st, 2nd, 3rd floors—school, 35 persons in the cellar and 10 each on the 1st and 2nd floors; 3rd, 4th, 5th and 6th floors—private residence for one family; and

WHEREAS, the applicant states that the entire building has been approved for and is occupied as seminar and accessory offices up to and including the 4th floor; that the 5th floor is now vacant; that it is now proposed to extend the use of

accessory offices to include the 5th floor, which has two means of egress remote from each other; and

WHEREAS, the applicant contends that there is an approved steel rear stair running from roof to street, enclosed in fireproof partitions equipped with fireproof self-closing doors; that there is also a 4 ft. 6 in. wide wood stair at the front of the building running from roof to street, enclosed in fire retarded partitions, of wire lath and cement plaster both sides, fire stopped at all floors and equipped with fireproof self-closing doors; that the building is equipped with approved fire-fighting apparatus consisting of fire extinguishers, poles, hooks, fire pails, etc.; that no smoking signs are placed on all floors in conspicuous places; that there are more than adequate sanitary facilities to accommodate the maximum 10 persons proposed for the 5th floor; that the building will comply in all other respects; and

WHEREAS, the applicant contends that the institution is in urgent need of additional accessory offices in conjunction with its various cultural and educational activities and permission is therefore requested to extend this use to the vacant 5th floor in order to avoid extreme hardship and disruption if required to pay for and lease outside quarters elsewhere; and

WHEREAS, the applicant states that the owner is a non-profit institution, occupying the building in question as a coordinating center of activities and information to aid the maintenance and development of the Hebrew university in Jerusalem; that the organization is devoted to cultural and educational work, purchasing of laboratory equipment, text books and supplies, the processing of exchange professorships and students and maintenance of a library on Hebrew university publications, etc.; and

WHEREAS, an examination of the records of the Department of Housing and Buildings indicates that Alt. Applic. 1895/53 was filed December 11, 1953 and approved December 11, 1953 for change of use of the building sub-cellar—boiler room and storage; cellar, 1st and 2nd floors—seminar; 3rd, 4th, 5th and 6th (penthouse) stories—private residence for one family, as permitted by Certificate of Occupancy #33750 to the following use and occupancy: sub-cellar—boiler room and storage; cellar, 1st and 2nd floors—seminar, 35 persons in the cellar and 10 each on the 1st and 2nd floors; 3rd and 4th floors—accessory offices for seminar, 10 persons each floor; 5th and 6th floors—unoccupied; and amendment filed May 6, 1954 to use the present unoccupied 5th floor for accessory offices for seminar, one tenant to occupy the building throughout, and this amendment was disapproved May 6, 1954 by the decision herein appealed.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. Applic. 1895/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the building to be occupied substantially as proposed and as indicated on plans filed with this appeal, marked "Received June 7, 1954" (3 sheets), as *amended* by revised plans marked "Received December 3, 1954" (9 sheets), *on condition* that the requirements as now proposed and shown on such revised plans shall be carried out to the satisfaction of the Borough Superintendent; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that a new certificate of occupancy shall be obtained; and that this variance shall continue only so long as the building is occupied substantially as proposed and for no other use.

495-54-A

APPLICANT—Julius Eckman, for Lewine Holding Corp., owner (F. A. O. Schwarz, lessee).

SUBJECT—Application June 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—600-612 West 58th street, and 847-855 11th avenue, southwest corner, Block 1105, Lot 36, Borough of Manhattan.

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APPEARANCES—

For Applicant: Julius Eckman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, amendment filed June 9, 1954, to Elev. App. 410/53 was for purpose of maintaining present elevator car dimensions with contract load of 8000 lbs.; and

WHEREAS, such amendment was disapproved by the Borough Superintendent by decision dated June 9, 1954, reading as follows:

"1. The area of this elevator cannot exceed 80 square feet for a capacity of 8000 pounds as per Table 4 C26-1011.0 under new occupancy. The present area of this elevator is 185 square feet."

and

WHEREAS, the applicant states the building is 6 stories, 75.3 feet in height, 167 feet by 100.5 feet in area, of Class 1 construction, on a lot 250 ft. front by 100.5 feet in depth in an unrestricted use, A area, Class 2 height district; use and occupied since 1952: Basement—storage; 1st floor—factory and warehouse, 50 persons; 2nd floor—factory and office, 50 persons; 3rd to 6th floors—factory and warehouse, 20 persons each floor. The building is provided with an approved standpipe system and an approved two-source sprinkler system throughout. There are two interior 3 ft. 8 in. wide steel stairs, fireproof enclosed, equipped with kalamein self-closing doors which lead from roof bulkhead direct to street; and

WHEREAS, Certificate of Occupancy 11104 issued June 3, 1926, upon completion of work N.B. 488/25 permits the use of the building throughout as a storage warehouse with 15 persons on the 1st floor, 60 on the 2nd floor and 15 on each of the 3rd to 6th floors; and

WHEREAS, Violation #3414/53 was issued by the Borough Superintendent June 18, 1953, requiring the filing of an application with the Department of Housing and Buildings for necessary changes required in construction of Elevator #3797 due to the failure to comply with Section C26-848.0 and C26-1011.0 of the Administrative Code; and

WHEREAS, the applicant states this appeal is for permission to increase the present 8000 lb. capacity of the existing freight elevator in accordance with Section C26-1011.0 or in the alternative to permit it to reduce the area of the car to 80 square feet; and

WHEREAS, the applicant states the area of the car is 185 square feet and that the Code provides the minimum contract load of freight elevators in warehouses be determined on the basis of 50 lbs. per square foot to the first 100 square foot of platform area and 25 lbs. for each additional square foot and therefore the contract load may be 7125 lbs.; that the elevator was approved for a contract load of 8000 lbs. or 875 lbs. above the permissible minimum; and

WHEREAS, the applicant contends the building has been used as a warehouse since 1926 under Certificate of Occupancy #11104 of 1926 with approved floor loads of 150 lbs. per square foot; that the present lessee of the building has been the lessee for many years and in 1941 obtained permission from the Board under Cal. 24-41-S for use of the 3rd floor for limited factory use; that in 1952 the lessee subleased the east part of the first floor and cellar and the 2nd floor for manufacturing and plans were filed to comply with the Labor Law; that the east stairway is extended to the roof and bulkhead constructed and a new exit constructed from the east part of cellar direct to the street; this this work was completed under Alt. App. 840/52 and application filed for a new certificate of occupancy for factory and warehouse; that in connection with the application for certificate of occupancy, Elevator Violation

#3414/53 was issued due to the change in occupancy of the building; that even though the major part of the building is warehouse, the Borough Superintendent requires compliance as to a factory building and the load capacity of 18,500 lbs. for the elevator obtained or the elevator car reduced to 80 square feet; and

WHEREAS, the applicant states the required reduction in usable width of car to obtain compliance is so great that the remaining usable width is so small that it is entirely impractical to comply with the requirements for the use of this elevator; that actually there will be no substantial change in the use and the loading of the elevator; that the Schwarz Co. merchandise comprises cartons of various sizes which are comparatively light in weight and have been carried on this elevator for 15 years; that the factory tenant on the 1st floor will not use this elevator; that the factory tenant on the 2nd floor deals in small novelties made of leather, wood plastic which are light and do not load the elevator to its permitted capacity; and

WHEREAS, the applicant states the lease of the tenant of entire building and the two sub-tenants expires April 30, 1959, with option to renew for an additional five years; that the passenger elevator at west side is used by all the Schwarz employees and is recorded in the Department of Housing and Buildings as Elevator #3636 with a capacity of 5000 lbs. and approved for 33 passengers; that the employees of the 2nd floor subtenant use the stairway; that at all times the freight elevator is used for freight exclusively and for no other purpose.

Resolved, that the decision of the Borough Superintendent, acting on Elevator App. 410/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the elevator as previously approved in view of the preponderance of use of the building for warehouse use, *on condition* that the factory use shall not extend beyond the portion of the 2nd and 3rd floors.

482-54-A

APPLICANT—Jack Fein, for 195-197 William Street Corp., owner.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—195 William street, west side, 103 ft. 9½ in. south of Frankfort street, cellar; Block 102, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 15, 1954, on amendment to Alt. App. 155/54, reads:

"Omission of partition makes means of egress from cellar unacceptable—Section 271 Labor Law."

and

WHEREAS, the applicant states the building is 5 stories, 55 feet in height, 23 ft. 6 in. by 74 ft. 6 in. in area, of Class 3 construction, erected in 1889, located on a lot 23 ft. 6 in. front by 83 ft. 6 in. in depth in a retail use, B area, Class 2½ height district; used and occupied since 1945: Subcellar—vacant; cellar—storage of leather, 0 persons; 1st floor—store, 5 persons; 2nd floor—manufacturing costume jewelry, 30 persons; 3rd floor—plating and manufacturing of map bases, 30 persons; 4th floor—manufacturing advertising displays, 30 persons; 5th floor—plating of costume jewelry, 30 persons. No change in use or occupancy is now proposed. The building is provided with one 3 ft.

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wide interior wood stairs, enclosed with one-hour partitions, equipped with 1-hour fireproof, self-closing doors; stairhall leads to street and is provided with ladder and scuttle to roof; there is one fire escape on the front extending to street by ladder; window and door openings on course of fire escape are fireproof, self-closing; and

WHEREAS, the decision of the Borough Superintendent dated June 15, 1954, which is the subject of this appeal was issued on the amendment filed May 19, 1954, to Alt. App. 155/54, proposing to omit the new partition on the 1st floor enclosing new hallway from cellar to street; and

WHEREAS, the applicant states the existing egress consists of a five-story interior fire-retarded stairway and a five-story fire escape both of which are legal means of egress; that the cellar will be used only for storage; that the interior stairs leading from cellar to first floor and a horizontal exit to cellar of the adjoining building now exists; that both cellars are used by the same occupant who is also the occupant of the store in #197 William street and the owner of both buildings #195 and 197 William street; and

WHEREAS, the applicant states it is proposed to sprinkler the entire building; and

WHEREAS, the applicant contends that the requirement to create a new hallway to the street from cellar would require a new store front and would be a hardship as the space on the 1st floor store is under lease; and

WHEREAS, the applicant requests that in view of the fact the cellar will be used only for storage with no manufacturing therein and since to comply with the strict letter of the law would impose practical difficulties and hardships, it is requested that the decision of the Borough Superintendent be modified and the Labor Law varied so as to accept the conditions as to egress as herein proposed.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in the decision of the Borough Superintendent, dated June 15, 1954, acting on amendment to Alt. App. 155/54, Objection 1, and that the appeal be and it hereby is *granted*, to permit the omission of the partition, in the cellar, as proposed and as indicated on plans filed with this appeal marked "Received June 15, 1954" (3 sheets) *on condition* that the building shall be protected with an approved sprinkler system throughout satisfactory to the Fire Commissioner, and *granted* only so long as this building is used as one tenancy with the adjoining building located at #197 William street, resolution as to which was adopted this day under Cal. No. 483-54-A; the type of manufacturing and the number of occupants shall not be increased; and that all the means of exit as proposed shall be maintained.

483-54-A

APPLICANT—Jack Fein, for 195-197 William Street Corp., owner.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—197 William street, west side, 75 ft. ½ in. south of Frankfort street, cellar; Block 102, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated June 2, 1954, on amendment to Alt. App. 156/54 reads:

"1. Omission of partition makes means of egress from cellar unacceptable—Section 271 Labor Law."

and

WHEREAS, the applicant states the building is 5 stories,

58 ft. in height, 28 ft. 9 in. by 55 ft. 1 in. in area, of Class 3 construction, erected prior to 1911 in a retail use, B area, Class 2½ height district; used and occupied since 1945: Cellar—storage of shoe materials, 0 persons; 1st floor—store, 5 persons; 2nd floor—exporter of leather shoe findings, 30 persons; 3rd floor—plating and manufacturing jewelry, 30 persons; 4th floor—manufacturing costume jewelry, 30 persons; 5th floor—office and storage of lamp bases, 30 persons. No change in use or occupancy is now proposed. The building is provided with one 3 ft. wide wood stairs, enclosed in 1-hour partitions, equipped with 1-hour fireproof, self-closing doors and extends from roof bulkhead direct to street; there is one fire escape at front extending to roof by ladder and to street by stair; window and door openings on course thereof are fireproof, self-closing; and

WHEREAS, Violation #9362/53 was issued by the Borough Superintendent November 13, 1953, for increasing the factory occupancy of the 3rd and 4th floors from 5 persons per floor to 22 and 25 persons respectively contrary to Certificate of Occupancy #33981; and

WHEREAS, the owner was convicted and fined in Magistrates Court June 8, 1954, on charge of violation of the Administrative Code; and

WHEREAS, Certificate of Occupancy #33981 issued May 6, 1948 upon completion of work under Alt. App. 1142/54 permits the following use and occupancy: Cellar—storage, 0 persons stated; 1st floor—store, 5 persons; 2nd floor—light manufacturing, 10 persons; 3rd, 4th and 5th floors—light manufacturing, 5 persons each floor; and

WHEREAS, the applicant states the existing egress consists of a 5-story interior fire-retarded stairway and a five-story fire escape both of which are legal means of egress; that the cellar will be used only for storage; that the interior stairs leading from cellar to first floor and a horizontal exit to cellar of adjoining building now exists; that both cellars are used by the same occupant who is also occupant of store in #195 William street and the owner of both buildings; that there is an existing engineer's ladder at front of cellar leading to street; that it is proposed to sprinkler the entire building; and

WHEREAS, applicant contends that the requirement to create a new hallway to street from cellar would require a new store front and a new hallway and would constitute a hardship as the space on the 1st floor store is now under lease; and

WHEREAS, the applicant contends that in view of the fact no manufacturing is done in the cellar and it will be used only for storage, that to comply with the strict letter of the Labor Law would impose practical difficulties and unnecessary hardship and it is requested the decision of the Borough Superintendent be modified and the appeal granted subject to compliance with all other laws and with such conditions as the Board may impose.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in the decision of the borough superintendent, acting on amendment to Alt. Appl. 156/54, Objection 1, and that the appeal be and it hereby is *granted*, to permit the omission of the partition in the cellar, as proposed and as indicated on plans filed with this appeal marked, "Received, June 15, 1954" (3 sheets), *on condition* that the building shall be protected with an approved sprinkler system throughout satisfactory to the Fire Commissioner, and granted only so long as this building is used as one tenancy with the adjoining building located at 195 William Street, resolution as to which was adopted this day under Cal. No. 482-54-A; the type of manufacturing and the number of occupants shall not be increased; and that all the means of exit as proposed shall be maintained.

504-54-A

APPLICANT—Renander and Miller, for Charles F. Dawson and Doris F. Dawson, owners.

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SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—85-06 94th street, north side, 40 ft. west of 85th drive, Block 8886, Lot 61, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: John R. Renander.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 9, 1954, on Alt. App. 2031/53, reads:

"1. Proposed use of more than two floors for living quarters in a frame two-family residence is contrary to Sec. 8.7.2.1 B.C. could not locate records of these rooms being existing."

and

WHEREAS, the applicant states the building is 2 stories and attic, 32 feet in height, 24 ft. 6 in. by 41 ft. 3 in. in area at street level, 24 ft. 6 in. by 26 ft. in area at 2nd floor level, of Class 4 construction, erected in 1907 on a lot 40 ft. by 90 ft. in a residence use, C area, Class 1¼ height district, used and occupied since 1937: Cellar—boiler and storage, 0 persons; 1st, 2nd and attic stories—dwelling; and

WHEREAS, the applicant states the building was erected in 1907; that in 1919 the father of the present owner purchased the dwelling and at that time the attic rooms were in existence and have continued in use since then as bedrooms; that in 1937 a kitchen and bathroom were installed on the 2nd story, permitting the use of the second story and attic combined for a second tenant; that no application was filed with the Borough Superintendent for the alteration; that the premises have been used since 1937 by two separate families; that the fact the occupancy by the second family was not legal was not discovered until August 1953 when a prospective purchaser was found for the building; and

WHEREAS, the applicant contends there will be no greater danger under proper restrictions in using the building as a two-family dwelling and in view of the financial loss and hardship being suffered by the present owners, requests the use of the building by two families provided additional safeguards are installed.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 2031/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the building to be occupied for two families as permitted in the present area district, *on condition* that there shall be constructed a second means of exit from the attic story consisting of an exterior fire escape from a rear attic window either on the north or west side to grade or to the second story with drop ladder to grade; that the building shall not be increased in height or area; and that this variance shall continue only as long as the use, occupancy and conditions are as shown on plans filed with this appeal, marked "Received January 17, 1954" are maintained.

516-54-A

APPLICANT—Charles N. Whinston, for Murlo Realty Corp., owner.

SUBJECT—Application June 21, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—605-609 West 112th street, north side, 100 ft. west of Broadway, Block 1895, Lots 8-12, Borough of Manhattan.

APPEARANCES—

For Applicant: Charles N. Whinston.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 16, 1954, on amendment to B.N. Applic. 1535/54, reads:

"A1. Sign on marquee is contrary to Art. II, Sec. 3 of the Zoning Resolution.

Note: Above building is classified as a New Law Tenement."

and

WHEREAS, reconsideration of this decision by the Borough Superintendent was denied June 21, 1954, with the following decision:

"Denied—this dwelling is a new law tenement house now used for single room occupancy."

and

WHEREAS, the applicant states the building is 6 stories, 60 feet in height, 87 ft. 6 in. front by 87 ft. in depth, of Class 3 construction, erected in 1904 on a lot 87 ft. 6 in. front by 100 ft. 11 in. in depth in a residence use, B area, Class 1½ height district; used and occupied since 1940: Cellar—storage; 1st to 6th floors—single room occupancy. The building is provided with an approved interior fire alarm system and regular monthly fire drills are maintained. There is one interior 3 ft. wide steel stairs, brick enclosed with 1-hour self-closing doors leading from roof bulkhead direct to street and five fire escapes leading to roof by stair and to street and yard by ladder; egress from rear and side fire escapes is through open court; window and door opening on course of fire escapes are not fireproof, self-closing; and

WHEREAS, Certificate of Occupancy #31220 issued September 20, 1945, upon completion of work under Alt. App. 1001/40 classifies the building as a new law tenement single room occupancy and permits the following occupancy: Cellar—1 apartment, boiler room, storage and laundry; 1st floor—24 rooms, single room occupancy and two community cooking spaces and office; 2nd to 6th floors inclusive, 26 rooms, single room occupancy and two community cooking spaces per floor; and contains the note that one community kitchen on 2nd, 3rd, 4th, 5th and 6th floors are not included in above occupancy as they are used as a passageway for egress to fire escape opening thereon; this certificate also contains the notations that fuel oil Fire Department approval was issued Sept. 19, 1945; fire alarm Fire Dept. approval Dec. 1, 1944; watchman's Time Detector, Fire Dept. approval Dec. 1, 1944 and Sprinkler System Plumbing Div. approval March 1, 1945; and

WHEREAS, the applicant states the building was originally constructed in 1904 as an apartment house with large suites and converted in 1940 into single room occupancy under Sect. 248 of the Multiple Dwelling Law; and

WHEREAS, the applicant states it is proposed to erect a marquee at the front of the building constructed of steel framing, stainless steel trim and plaster soffits and to place on the edge of canopy lucite letters reading "Arvia House", which lettering will be of dignified proportions; and

WHEREAS, the applicant contends that Sec. 2.4.1.4.8 of the Building Code permits projecting marquee installations at entrances to hotels, apartment houses, etc.; that Art. 2, Sec. 3d of the Zoning Resolution permits a non-flashing, non-illuminated name plate in a residence district to designate the occupant of the building and it is just such a name plate on the edge of the marquee that it is proposed to install; that the Department of Housing and Buildings by its rules and regulations permits such a name plate in the residence district on the marquee of a hotel; that to all intents and purposes this building is operated as a hotel, except that the minimum period of rental is one week in accordance with its certificate of occupancy; and

WHEREAS, the applicant further contends that the denial

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of a name plate on the edge of the marquee constitutes an unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, dated June 16, 1954, acting on amendment to B.N. Applic. 1535/54, Objection A1 and the decision of the Borough Superintendent dated June 21, 1954, be and they hereby are *affirmed* and that the appeal be and it hereby is *denied*.

772-54-A

APPLICANT—Phelps Dodge Refining Corp., owner.

SUBJECT—Application for consideration—reconsideration of previous vote of the Board at request of a member of the Board—re Application filed October 6, 1954, pursuant to Section 35 of the General City Law for approval of the issuance of a permit for erection of an extension to existing building in the beds of mapped streets (44th and 45th streets) re decision of the Commissioner of Marine and Aviation; previously denied.

PREMISES AFFECTED—Foot of 43d place, 350 feet north of Newtown Creek, Block 2529, Lot 1, Laurel Hill, Borough of Queens.

APPEARANCES—

For Applicant: Charles Kramer.

ACTION OF BOARD—Appeal reopened and granted on condition.

THE VOTE TO REOPEN AND RECONSIDER—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Not Voting: Commissioner Kleinert 1

THE VOTE TO GRANT—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Not Voting: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Commissioner of Marine and Aviation dated September 23, 1954, in acting on Applic. Nos. 541312 and 541313 reads:

"The proposed construction crosses the bed of the map streets of 44th street and 45th street. This is contrary to Section 35, Chapter 690 of the General City Laws of 1926."

and

WHEREAS, the applicant states the premises consist of an acreage located in an unrestricted use district, upon which it is proposed to erect a 1-story steel and masonry building 44 ft. in height, 417 ft. in length by 89 ft. 10 in. in depth as an extension to an existing building; and

WHEREAS, the applicant contends that it and its predecessors in title have since 1897 occupied the major portion of the premises in their refining processes; that the premises are known as Block 2529, Lot 1, consisting of four blocks separated only by paper mapped street not in use and which in fact cannot be used between Newtown Creek and 57th avenue; that practically all of the four block area is covered with buildings and in use by the applicant; that the buildings were constructed between 1897 and 1904 and have been in continuous use since erection; and

WHEREAS, the applicant states that due to its requirements and to permit additional facilities, plans were prepared for the construction of a new multiple tank house to provide additional facilities for the expansion of the Electrolytic refining purposes; that the site chosen, as indicated on plan filed with this application, is an area adjacent to the existing tank house and the various services necessary to the operation of such tank house; that the new construction will be a part of existing buildings and facilities which now cover the mapped streets; and

WHEREAS, the applicant contends that the two mapped streets in question cannot be physically opened and there would have to be provision made for crossing the tracks of the L. I. Railroad for removal of the existing buildings and

machinery of the owner and that all the land between the railroad and the creek is owned by the applicant; that inability to make the addition to the building as proposed would work irreparable damage to the applicant and make it necessary to construct such facilities in other plants outside the City of New York, resulting in the curtailment of the processing and refining work of the applicant in this plant; and

WHEREAS, the applicant agrees that as a benefit to the City in the event the city should ever acquire title to the lands and premises in question, it will not make a claim for damages for the land within the bed of the mapped streets and that any building award will be reduced by the depreciation allowances granted to the owner by the Commissioner of Internal Revenue; and

WHEREAS, under the City Charter, there can be no appeal from a decision of the Commissioner of Marine and Aviation, but the Board may act under its original jurisdiction as authorized by the Legislature in the General City Law; and

WHEREAS, this application was denied by the Board on November 16, 1954; and

WHEREAS, the Chairman was requested by Deputy Chief Connors to call the roll on a vote to reopen this appeal as the Chief desired to change his vote; and

WHEREAS, the motion to reopen and reconsider the vote was carried.

Resolved, that the Board under its original powers as vested in the Board by Section 35 of the General City Law does hereby permit the erection of an extension to an existing building into the beds of mapped streets, *on condition* that in the event the portions of the premises shown on the city map as future streets are acquired by the city for such purposes, any claim made by the owner shall be limited to the proposal as submitted as hereinabove stated.

870-39-A—Vol. III

APPLICANT—Joseph and Vladeck, for Atran Foundation, Inc., owner (Jewish Labor Committee, et al., lessee).

SUBJECT—Application for consideration—reopening as Vol. III and consider increase in occupancy—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—25 East 78th street, north side, the west side of Madison avenue, Block 1393, Lot 14, Borough of Manhattan.

APPEARANCES—

For Applicant: W. C. Vladeck.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

282-54-A

APPLICANT—Arthur Jovis, for Leah Wenig, Melba and Ruth Goldstein, owner.

SUBJECT—Application for consideration—reopening and restore to docket—re Application appeal from a decision of the borough superintendent; previously dismissed.

PREMISES AFFECTED—614 Gates avenue, south side, 325 ft. east of Throop avenue, Block 1816, part of Lot 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Jovis.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and set for hearing December 14, 1954, at 2 P. M., subject to the regular procedure.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

886-54-A

APPLICANT—Statewide Wrecking and Lumber Co., for
Andrew Allocco, Jr., and Michael Urcinoli, owners.

SUBJECT—Application November 23, 1954—Appeal from
an order of the fire commissioner.

PREMISES AFFECTED—131-149 West 103rd street,
north side, 100 ft. west of Amsterdam avenue, Block 1858,
Lots 16-22 inclusive, 118, 119 and 123, Borough of Man-
hattan.

APPEARANCES—

For Applicant: Alfred A. Juron.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

678-53-A

APPLICANT—Seymour W. Gage, for Rose and Anthony
Musco, owners.

SUBJECT—Application September 22, 1953—Appeal from
a decision of the borough superintendent, filed pursuant to
sec. 310 of the M.D.L. for variation of sec. 171 of M.D.L.
re bulk of building.

PREMISES AFFECTED—235 East 116th street, north
side, 193.4 ft. west of 2nd avenue, Block 1666, Lot 16,
Borough of Manhattan.

APPEARANCES—

For Applicant: Seymour W. Gage.

For Administration: Samuel L. Becker, Dep't of Hous-
ing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954, at
2 P.M. for Board to consider revised plans; hearing closed.

175-54-A

APPLICANT—Patrick D. Concagh, for 18 East 41st
Street Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a
decision of the borough superintendent.

PREMISES AFFECTED—18-20 East 41st street, south
side, 248 ft. 4½ in. east of 5th avenue, Block 1275, Lot 61,
Borough of Manhattan.

APPEARANCES—

For Applicant: Patrick D. Concagh and Milton H.
Mandel.

For Administration: Samuel L. Becker, Dep't of Hous-
ing and Buildings.

ACTION OF BOARD—Laid over to January 11, 1955, at
2 P.M. for further consideration by the Board and inspec-
tion, if necessary; hearing closed.

252-54-A

APPLICANT—Stanley Rapaport, for Henrietta M. Rosen
and Morton H. Rowen, owners.

SUBJECT—Application April 9, 1954—re Appeal from a
decision of the borough superintendent.

PREMISES AFFECTED—142-144 Henry street and 20
Rutgers street, southwest corner, Block 273, Lot 27, Bor-
ough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Laid over to January 11, 1955, at
2 P. M. for inspection and decision.

569-54-A

APPLICANT—Cole and Liebmann, for Augusta Realty
Co., Inc., owner.

SUBJECT—Application July 8, 1954—filed pursuant to sec.
310 of the variation of sec. 172, subdivision 1 of the
M.D.L. re minimum dimensions of yard.

PREMISES AFFECTED—2017 Lexington avenue, east
side, 14 ft. 6 in. north of East 122nd street, Block 1771,
Lot 20¼, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954,
at 2 P. M. for further consideration by the Board.

570-54-A

APPLICANT—Cole and Liebmann, for 2015 Lexington
Avenue Realty Corp., owner.

SUBJECT—Application July 8, 1954—filed pursuant to sec.
310 of the M.D.L. for variation of Sec. 172, subdivision 1
of the M.D.L. re required yard area.

PREMISES AFFECTED—2015 Lexington avenue, east
side, 58 ft. north of East 122nd street, Block 1771, Lot
20½, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954,
at 2 P. M. for further consideration by the Board.

571-54-A

APPLICANT—Cole and Liebmann, for Augusta Redman,
owner.

SUBJECT—Application July 8, 1954—filed pursuant to sec-
tion 310 of the M.D.L. for variation of section 172, sub-
division 1 of the M.D.L. re required yard area.

PREMISES AFFECTED—2017 Lexington avenue, east
side, 72 ft. 6 in. north of East 122nd street, Block 1771,
Lot 20½, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Laid over to December 14, 1954,
at 2 P. M. for further consideration by the Board.

320-37-BZ—Vol. I

APPLICANT—Bronxville Realty Corporation, owner (Lib-
erty Lace and Netting Works, lessee).

SUBJECT—Application for consideration—reopening and
extension of time to complete—re Application (decision
of the borough superintendent), previously granted on con-
dition, under section 7a of the zoning resolution, permitting
in a residence use district, the extension of existing fac-
tory.

PREMISES AFFECTED—901 East 228th street, east side
of Bronxwood avenue, from East 228th to East 229th
street (Building 2); Block 4864, Lot 35, Borough of The
Bronx.

APPEARANCES—

For Applicant: Joseph J. Bryer.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Application reopened and time to
complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

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THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I, on October 19, 1937, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on December 1, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 19, 1937, as thereafter *amended* by resolutions adopted through December 1, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the reissuance of the permit as stated in the objection dated November 24, 1954, under Alt. App. 474/37, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."

1082-41-BZ—Vol. II

APPLICANT—Levy and Nevins, for Exner Realty Corporation, owner (Exner Sand and Gravel Corp., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete and obtain a certificate of occupancy—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and unrestricted use district, the parking and storage of motor vehicles and the reconstruction of a building to be used as an office, for a term of years.

PREMISES AFFECTED—441 East 109th street, northwest corner of Franklin D. Roosevelt drive (East River drive), Block 1703, Lot 22 and part of Lot 18, Borough of Manhattan.

APPEARANCES—

For Applicant: A. S. Mongiello.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on October 23, 1951, on certain conditions; and

WHEREAS, the resolution was amended on November 27, 1951; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 23, 1951, as thereafter *amended* by resolution adopted November 27, 1951, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and the work has been completed and additional time is required to obtain a certificate of occupancy, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution." (Alt. 671/51)

866-48-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Isadore Golub and Charles Saul Shapiro, owners.

SUBJECT—Application for consideration—reopening as to amendment as to location of tanks—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a retail and residence use district, the extension in use and area of existing gasoline service station (lot 29) lubritorium, auto laundry, motor vehicle repair shop, parking and storage of motor vehicles and office (previously granted by the Board) and to permit the demolition of all buildings on lots 26 and 28 except concrete block (carpenter shop), to be used for storage of auto accessories, and to permit the addition of four 550 gallon gasoline storage tanks and two dispensing pumps.

PREMISES AFFECTED—108-01 to 108-13 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner, Block 9315, Lots 26, 28 and 29, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on June 29, 1954, on certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 29, 1954, only so far as it has reference to the gasoline storage tanks, so that as *amended* this portion of the resolution shall read:

"that the location of the gasoline storage tanks may be as indicated on revised plan marked 'Received November 16, 1954' (1 sheet), *on condition* that in all other respects the resolution above cited shall be complied with." (Misc. App. 1267/53)

220-51-BZ—Vol. II

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application for consideration—reopening and amending term of variance—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7h and 7i of the zoning resolution, permitting in a business use district the proposed building and the change in occupancy from gasoline oil selling station (previously granted by the Board), and the parking and storage of more than five motor vehicles, to gasoline service station, accessory building to include store, utility room lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories; and permitting the existing parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neill avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

APPEARANCES—

For Applicant: William A. Giesen and Vito Macina, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on October 26, 1954, on certain conditions; and

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WHEREAS, the applicant requested an extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 23, 1951, as thereafter *amended* by resolution adopted on October 26, 1954, only as to the term of the variance, by adding thereto:

"that irrespective of the term of variance cited in the previous resolutions, the term of variance may be for fifteen (15) years from the date of this *amended* resolution * * * and that all permits required shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Law from the date of this *amended* resolution." (N.B. 588/52)

709-52-BZ

APPLICANT—Boris W. Dorfman, for Sackett Realty Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district the erection and maintenance of an extension to existing building to be used as a store, using more than the area permitted.

PREMISES AFFECTED—13-23 Germania place and 149-153 Kenilworth place, northeast corner, Block 7557, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Boris W. Dorfman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 6, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 15, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 6, 1953, as thereafter *amended* by resolutions adopted through December 15, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings but no work has been started, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 2353/52)

126-53-BZ

APPLICANT—Charles M. Spindler, for Raymond and Egidio Barone, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the reconstruction and extension in area of existing gasoline service station, and the construction of a structure for use as a non-storage garage for more than five motor vehicles, auto washing, lubricatorium, storage and sale of accessories, motor vehicle repair shop and office.

PREMISES AFFECTED—6302-6312 Fort Hamilton parkway and 936-948 63rd street, southwest corner, Block 5736, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 28, 1953, on certain conditions; and

WHEREAS, the resolution was amended and working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on November 17, 1953; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 17, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 3636/52)

760-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Warren Wycoff Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in the business use portion of a lot located in a business and unrestricted use district, the egress from existing garage to parking lot, located in the business use portion of plot.

PREMISES AFFECTED—503 Warren street, north side, 150 ft. east of Nevins street and 272-280 Wycoff street, Block 394, Lots 9, 10 and 51, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 25, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 25, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and the work is ready to start, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 3166/53)

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780-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline Kurfist, Sylvia Asch and Libby Suskin, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district the parking and storage of new and used motor vehicles waiting to be serviced in adjoining building.

PREMISES AFFECTED—34-58 to 34-66 (34-60 official) 60th street, west side, 100 ft. north of 37th avenue, Block 1198, Lot 54, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 18, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 18, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings, permits have been obtained and the work is 90% completed, that all permits required and a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this amended resolution." (Alt. App. 2193/53)

154-54-BZ

APPLICANT—Esso Standard Oil Company, for New York Lien Corp., owner.

SUBJECT—Application for consideration—reopening and amendment as to wall, tanks and curb cuts—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, storage and sale of accessories and office.

PREMISES AFFECTED—3220-3224 Westchester avenue and 3101-3109 Wilkinson avenue, southeast corner, Block 4239, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 27, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 27, 1954, in the following respects:

"that the interior lot line wall between the accessory building and Westchester avenue may be a 2 ft. high masonry face brick wall with a 3 ft. 6 in. high wrought iron picket fence above to a total height of 5 ft. 6 inches; that a planted area shall be provided and maintained with proper concrete curb protection in front of such wall; that the number of gasoline storage tanks may be increased from eight to ten 550 gallon approved tanks; that the curb cuts may be increased in width so that there will be two cuts 30 feet each in width to Westchester avenue and one cut 25 ft. in width to Wilkinson avenue, all as proposed and indicated on revised plans filed with this request for amendment marked 'Received November 16, 1954' (1 sheet); and that in all other respects the resolution above cited shall be complied with." (N.B. 1359/53)

162-38-BZ—Vol. II

APPLICANT—John J. Tricarico, for Paul Nicolopoulos.

SUBJECT—Application for consideration—reopening as Vol. II and extension of area in proposed addition—subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition under sections 7b and 21 of the building zone resolution, permitting the extension from a business use district into a residence use district, of a proposed business building (stores) and also the omission of the required rear yard.

PREMISES AFFECTED—781-787 East 31st street, east side, 40 ft. north of Avenue H, Block 7559, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Tricarico.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and restored to docket to consider extension of area in proposed addition; subject to regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative: 0

509-38-BZ—Vol. II •

APPLICANT—Alexander H. McPhee, for Tide Water Associated Oil Company, owner (Otto Strebel, lessee).

SUBJECT—Application for consideration—reopening as Vol. II and consider reconstruction and extension—subject to regular procedure—re Application (decision of the borough superintendent of buildings), previously granted on condition, under section 21 of the building zone resolution, permitting partly in a business use district and partly in a residence use district the demolition of an existing building and the erection of a new building to be used as an office and lubritorium in connection with an existing gasoline service station.

PREMISES AFFECTED—202-01 Rocky Hill road, northeast corner of 202nd street, Block 5561, Lots 10, 13 and 62, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: A. H. McPhee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened to consider reconstruction and extension, subject to regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

332-46-BZ

APPLICANT—Kenneth W. Milnes, for Harry J. and Gilbert S. Brown, owners.

MINUTES

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the Commissioner of Marine and Aviation), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the installation of a 1500 gallon gasoline storage tank and discharge pump.
PREMISES AFFECTED—142 Mansion avenue, southeast corner of McKee avenue, Block 5202, Lot 5, Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing January 18, 1955, at 10 A.M., to permit two publications in the Bulletin, waiving all other requirements; variance expired on July 16, 1951.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Not Voting: Commissioner Kleinert 1

765-48-BZ

APPLICANT—Irving J. Panzer, for Alvin M. Ziegler, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the use of an open lot as a miniature golf course, with an office and store.

PREMISES AFFECTED—36-02 to 36-20 Ocean Boardwalk and 112 Beach 37th street, northeast corner; 105 Beach 36th street, northwest corner of Ocean boardwalk, Block 308, part of Lot 1, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Irving J. Panzer and Alvin M. Ziegler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing January 18, 1954, at 10 A.M., to permit two publications in the Bulletin and waiving all requirements except new decision of the Borough Superintendent, which has been filed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

727-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Raymond Grodowitz, owner.

SUBJECT—Application for consideration—reopening and prior denial under Vol. I and Vol. II—re Application (decision of the borough superintendent), previously denied, under sections 7f and 7h of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station, and to permit the parking and storage of more than five motor vehicles on an unbuilt portion of lot.

PREMISES AFFECTED—1901-1903 Amsterdam avenue, northeast corner of 433-447 West 154th street, Block 2068, Lot 46, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen denied. The premises were recently reinspected by a committee of the Board in view of request for rehearing.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

43-53-BZ

APPLICANT—Gustave Goldman, for H. L. Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the extension in use of existing gasoline service station to be used as a gasoline service station, auto washing, lubritorium, motor vehicle repairs and office.

PREMISES AFFECTED—3723 Avenue U, northwest corner of East 38th street, Block 8531, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on January 18, 1955, at 10 A.M., subject to the regular procedure, in view of the change of zone since the previous action of the Board; all requirements waived except two publications in the Bulletin and new decision of the Borough Superintendent, which has been filed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

202-54-BZ

APPLICANT—Patrick D. Concagli, for Fannie DiLello, owner.

SUBJECT—Application for consideration—reopening and amend resolution due to change of zoning from residence to local retail prior to adoption of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7a, 7c and 7e of the zoning resolution, permitting in a residence use district, the extension of accessory building on existing gasoline service, lubritorium, car wash, motor vehicle repairs and office, to be used for lubritorium and car wash (non automatic).

PREMISES AFFECTED—3020 Eastchester road, east side, 150.06 ft. north of Adee avenue, Block 4766, Lots 43 and 46, Borough of the Bronx.

APPEARANCES—

For Applicant: Patrick D. Concagli.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened to consider amendment of the resolution due to the change of zoning prior to adoption of same, and set for hearing January 18, 1955, at 10 A.M., to permit two publications in the Bulletin and waiving all other requirements except a new decision by the Borough Superintendent, which has been filed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

633-54-BZ

APPLICANT—Joseph A. McNamara, for Miroc Realty Co., owner.

SUBJECT—Application July 27, 1954—(decision of the borough superintendent), under section 7c of the zoning

MINUTES

resolution to permit in a business use district, the alteration of an existing building for manufacturing, with the use of a band saw.

PREMISES AFFECTED—9801-9809 Foster avenue, northeast corner of East 98th street, Block 8131, Lots 3-7 inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

Adjourned: 4:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on October 26, 1954, as they appeared in Bulletin No. 44, Vol. 39, are hereby corrected to read as follows:

131-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner, Socony-Vacuum Oil Company, lessee.

SUBJECT—Application February 15, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station and store to include lubritorium, car wash, motor vehicle repair shop, store and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 7, 1954 after due notice by publication in the Bulletin; laid over to July 20, 1954, for inspection and decision without further argument; then to September 14, 1954, applicant to file revised plans; then to October 5, 1954, for applicant to consult with lessee and file revised plans; then to October 19, 1954, for further study by applicant and owner and for report to the Board; applicant to submit revised plans; the premises and area have been inspected by a Committee of the Board; then to October 26, 1954, for applicant to file revised plans of required size; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Parsons boulevard are in a residence use, E and F area, class $\frac{1}{2}$ height district; 20th avenue is in a residence use, F area, class $\frac{1}{2}$ height district; and

WHEREAS, the decision of the borough superintendent, dated February 11, 1954 acting on N.B. Applic. 4881-53, reads:

"1. The reconstruction and enlargement of an existing gasoline service station, lubritorium, minor auto repairs, car washing, store, utility room, parking and storage of motor vehicles in a residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 132.21 ft. frontage by 128.5 ft. in depth, irregular, on which is located a gasoline service station with four gasoline pumps, three 550 gallon gas tanks, a one story frame garage 20 ft. 4 in. by 20 ft. 4 in., a one story frame garage 20 ft. 3 in. by 19 ft. 4 in., a one story frame store 16 ft. by 19 ft. and one open lubrication lift; that the original gas station was established under fire department permit Alt. 1013-23 calling for one 550 gallon gas tank on a plot having a frontage of 78 ft. on Parsons boulevard, 100 ft. on 20th avenue, 120 ft. on the southerly lot line and 78 ft. on the westerly lot line; that later Alt. 9413-36 was issued by the fire department to install three additional 550 gallon gas tanks; that the gas station is now operating under fire department permit No. 5577 issued August 17, 1953 and renewable each year; that no certificate of occupancy for these premises has been issued; that it is proposed to extend the present gas station to a frontage of 132.21 ft. on Parsons boulevard and 128.5 ft. on 20th avenue; that it is also proposed to install eight new 550 gallon gas tanks and six dispensing pumps; that all of the present buildings and the open lift are to be removed and a new accessory building, of class 3 construction, having a frontage of 44 ft. and a depth of 27 ft. 8 in., one story in height, is proposed, said building to contain the conjunctive uses of lubritorium, car wash, minor auto repairs, store and utility room; that a part of the open portion of the site will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant further states that as of July 25, 1916 the site was in a class 1 height district and a class D area district and that part of the site within 100 ft. of Parsons boulevard was in a business use district and the balance was in a residence district; that the present use designation became effective on May 8, 1925 and the present height designation became effective on March 30, 1940; that on May 29, 1925 that part of the site within 100 ft. of Parsons boulevard was continued in a D area district and the balance of the site was placed in an F area district; that on March 30, 1940 the present area designation became effective; and

WHEREAS, the applicant contends that there are no other gas stations within the affected area and the present gas station is a required service and its rebuilding will render a more efficient service to the public; that Parsons boulevard is a main auto lane leading across Queens and as such the proposal is entirely in keeping at this point as is also proven by the continuous operation of the present station since its inception in 1924; that the removal of the present frame buildings and open lift and its replacement with a new modern building will improve the appearance of the entire community; that all auto services will be performed within the new building, including lubrication, which will remove the present unsightly exterior lubrication work; that the parking of motor vehicles on the site will alleviate any parking problem that could arise from this type of business; that the relocation of all gas pumps to at least 10 ft. back of the building lines from their present location on the building line will improve conditions and remove pedestrian hazards; that Parsons boulevard and 20th avenue are to be widened at a future date, although the city does not have title to said widened portion at this date and no proceedings are pending to acquire title; that when this widening takes place, the owner will relocate the gas pumps to at least 10 ft. back of all building lines and will install new curbs and curb cuts at the edge of the present asphalt paved roadway; that at the present time the roadway is paved over the apex of the lot at the corner of Parsons boulevard and 20th avenue and has been used by auto traffic for years; that the installation of curbs and the maintenance of the cut-off until the streets are widened will reduce traffic hazards; and

WHEREAS, the applicant states that the present owner has held title to the property since August 28, 1944; that the assessed valuation of land is \$22,000 and of the buildings \$3,000, making a total of \$25,000; that the building was erected 1924; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

PAID

Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

MINUTES

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7c and 7i, to permit continuance and extension of present gasoline station, as indicated on plans filed with this application marked "Received February 15, 1954" (7 sheets) and revised plans marked "Received October 25, 1954" (2 sheets) on condition that all buildings and uses shall be removed and the premises shall be reconstructed and arranged substantially as indicated on such plans, except that the pumps shall not be nearer than 15 feet to the street building line; that the fences proposed shall not be less than 5 ft. 6 in. in height and of woven wire with steel posts erected on retaining walls as may be necessary to be constructed and maintained by this owner on the rear and side property lines; that there shall be no cellar under the proposed accessory building; that the accessory building shall comply in all other respects with the requirements of the Building Code therefor and may be faced as proposed with porcelain enamel of a type as approved by this Board; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that curb cuts shall be limited to *two (2) to Parsons boulevard and two (2) to 20th avenue*, for exit and entrance

as shown on such plans, except that no curb cuts shall be nearer than 5 feet to either side lot line as prolonged; that the number of gasoline tanks shall be restricted to eight (8) new 550 gallon tanks; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and all temporary signs, but permitting the erection of one brand sign located toward the westerly end of the premises, advertising only the brand of gasoline on sale, which sign may be illuminated and may extend beyond the building line for a distance of not over 4 feet; that under section 7i there may be minor repairing with hand tools only and for adjustments only, maintained entirely within the accessory building; that the greasing equipment in the accessory building shall be of the hydraulic type; that under Section 7c there may be parking of cars for a similar term, including cars awaiting service; that the premises where not built upon shall be paved with concrete or asphaltic pavement; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution and the requirements of the resolution adopted this day under Cal. No. 132-54-A.

*Correction—Reference to curb cuts corrected from "four (4) to Parsons boulevard" to "*two (2) to Parsons boulevard and two (2) to 20th avenue*," as indicated in italics in the resolution.

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 51

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitchall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellant and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

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Correction Affecting Calendar Number 376-42-BZ—Vol. III.

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922-54-SA—Weber Imperial Dental Unit, Model KC, manufactured by The Weber Dental Manufacturing Co., Appliance.

923-54-SM—CNI Pipe and Fitting (for plumbing lines, wastes, stacks, vents, etc.), manufactured by Attalla Pipe and Foundry Co., Inc., Material.

924-54-SM—Bur-Tex Vinylap (for use in accordion type doors, wall covering, etc.), manufactured by Burlington Mills, Inc., Material.

925-54-A—F.D.—160-22, 160-31 16th avenue; 157-57, 157-58, 160-12, 160-35 and 163-66 17th avenue; 166-30 17th road; 168-18 18th avenue; 199-48 19th avenue; 199-17 and 199-50 21st avenue; 199-19 22nd avenue; 15-31 159th street; 15-43, 16-16, 16-25, 17-08 and 18-11 160th street; 16-22, 17-34 and 17-63 166th street; 16-24 200th street; 16-14 163rd street; 16-22, 17-34 and 17-63 166th street; 16-24 200th street; 17-28 201st street; 19-32 and 21-36 202nd street; 17-29 Utopia parkway; 163-06, 163-45 and 164-28 Willets Point boulevard and 158-14 and 160-32 Cross Island boulevard; Block 4742, Lot 22, Block 4743, Lot 1, Block 4744, Lot 28, Block 4746, Lot 35, Block 4747, Lot 38, Block 4754, Lot 1, Block 4756, Lot 1, Block 4758, Lot 10, Block 4767, Lot 1, Block 5730, Lot 1, Block 5740, Lot 139, Block 5750, Lot 6, Blocks 5778, 5781, 5784 and 5787, Lots 1, Flushing, Borough of Queens, Orders V.O. 15863, C.M.V.O. 7439, 7440, 7441, and 7443-7450-54—re Oil Burner Apparatus—Certificate of Fitness required.

926-54-SA—Worthington Vertical Turbine Pump (for under ground Tank and Barge unloading), manufactured by Worthington Corp., Appliance.

927-54-A—H.B.M.—2048-2052 Amsterdam avenue, west side, from St. Nicholas avenue to West 162nd street, 1033-1039 St. Nicholas avenue and 500-504 West 162nd street, Block 2120, Lot 33, 2nd floor, Borough of Manhattan, Alt. 586-54—re egress.

928-54-BZ—H.B.B.—8726-8730 18th avenue, west side, 103 ft. 3½ in. south of Rutherford place, Block 6402, Lot 36, Borough of Brooklyn, Amendment to N.B. 443-48—re storage, sale of oil burner equipment, etc., garage for more than five motor vehicles for storage of owners' cars; area excessive, etc.

929-54-BZ—H.B.M.—47 East 68th street, north side, 125 ft. west of Park avenue, Block 1383, Lot 31, Borough of Manhattan, Alt. 1846-54—re change in use—proposed use Philanthropic Administrative Offices.

930-54-A—H.B.M.—47 East 68th street, north side, 125 ft. west of Park avenue, Block 1383, Lot 31, Borough of Manhattan, Alt. 1846-54—re doors; windows; lavatories and elevators.

931-54-BZ—H.B.B.—3513-3527 Atlantic avenue and 308-316 Grand avenue, northwest corner, Block 4151, Lot 54, Borough of Brooklyn, Alt. 3989-54—re change in occupancy from public garage for over 5 cars, etc. and 1 family dwelling to gasoline service station, repairs, lubritorium, paint spraying, etc., residence use district.

932-54-BZ—H.B.Bx.—1162-1168 Colgate avenue and 1460 Westchester avenue, southeast corner, Block 3737, Lot 38, Borough of The Bronx, Alt. 947-54—re manufacturing use in retail use district.

933-54-BZ—H.B.M.—146 East 39th street, south side, 175 ft. west of 3rd avenue, Block 894, Lot 55, Borough of Manhattan, Amendment to Alt. 1781-54—re business use in residence use district; yards, etc.

934-54-A—H.B.M.—146 East 39th street, south side, 175 ft. west of 3rd avenue, Block 894, Lot 55, Borough of Manhattan, Amendment to Alt. 1781-54—re multiple dwelling—required yard.

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336-54-A—F.D.—473 Ashford street, east side, 125 ft. south of Sutter avenue, Block 4048, Lot 16, Borough of Brooklyn, Decision re Order No. 1689.

886-49-SA—Vol. II—Paracoil Type E1 Fuel Oil Preheater (reopened for test and report as to revised construction), manufactured by Davis Engineering Corp., Appliance.

776-49-SM—Permalite (an aggregate taking the place of sand in gypsum plaster); (reopened for report as to transfer of approval to new owner and for inspection and approval of their plant), manufactured by Great Lakes Carbon Corp., Material.

737-48-SM—Permalite Plaster (to protect structural I Beam and Steel Floor); (reopened for report as to transfer of approval to new owner and for inspection and approval of their plant), manufactured by Great Lakes Carbon Corp., Material.

450-48-SM—Vols. I and II—Permalite Plaster (reopened for report as to transfer of approval to new owner and for inspection and approval of their plant), manufactured by Great Lakes Carbon Corp., Material.

616-51-BZ—H.B.M.—849-851 1st avenue, west side, 550.3 ft. north of East 47th street (Block 1340, Lots 25 to 27 inclusive), Borough of Manhattan, Alt. 1167-51.

939-53-BZ—Vol. II—H.B.B.—2544 Flatbush avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson street, Block 8559, Lot 1, Borough of Brooklyn, Alt. 1919-52.

CALENDAR

940-53-A—Vol. II—H.B.B.—2544 Flatbush avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson street, Block 8559, Lot 1, Borough of Brooklyn, Alt. 1919-52.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M and A.—Dept. of Marine and Aviation.

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	Last Publication
Blended Cements, Rules for Testing and Use ofNov.	10, 1953—Vol. 38, No. 45
Carbon Dioxide Liquefier, RulesMar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved formDec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, RulesJuly	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use ofApril	24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)Aug.	3, 1937—Vol. 22, No. 31
Elevator RulesMar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of BuildingsJuly	31, 1951—Vol. 36, No. 31A
Exit Rules (Revolving Doors)June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules onMar.	11, 1952—Vol. 37, No. 11A
Factory Exit RulesNov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill RulesMar.	4, 1952—Vol. 37, No. 10A
Fire resistive, Flameproof Materials, etc., Rules for Testing ofMay	26, 1954.
Fire Retarding Rules for Garages, etc.Apr.	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing ofApr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling forJan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting RulesOct.	19, 1954.
Gas Shut-Off RulesApr.	7, 1925—Vol. 10, No. 14
Hatchway ProtectionJune	5, 1928—Vol. 13, No. 23
Insulating Fibre Board RulesMar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating SystemsFeb.	11, 1947—Vol. 32, No. 6
Oil Burner RulesMay	25, 1954.
Opening Protective Assemblies, Rules for Inspection ofMay	27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and BuildingsSept.	7, 1948—Vol. 33, No. 36
Plumbing RulesAug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)Apr.	15, 1952—Vol. 37, No. 16A
Procedure, Rules ofSept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules forMar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.June	14, 1949—Vol. 34, No. 24A
Sprinkler, RulesJune	29, 1937—Vol. 22, No. 26
Standpipe Fireline RulesJune	8, 1937—Vol. 22, No. 23
Structural Alterations, ReportingJune	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19Jan. 13, 1953—Vol. 38, No. 2A
Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

DECEMBER 21, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 21, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1674-21-BZ—Vol. II

APPLICANT—Herman Kron, for Plancher Corp., owner.
SUBJECT—Application reopened May 4, 1954 as Vol. II—re (decision of the borough superintendent) under section

7c of the zoning resolution, to permit the removal of partition dividing the residence use district from the business use district on the second floor, to be used as an extension to existing public assembly (catering) use.

PREMISES AFFECTED—151 East Burnside avenue and 2052-2062 Creston avenue, northeast corner, Block 3160, Lot 1, Borough of The Bronx.

Laid over from November 16, 1954, to December 14, 1954, for inspection by committee of the Board and for applicant to get a full examination from the Building Department and file an administrative appeal with the Board if necessary; hearing closed; then to December 21, 1954, for inspection and decision; hearing previously closed.

81-35-BZ—Vol. III

APPLICANT—Larry Meltzer, for William Gold, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district, the change in occupancy from auto showroom and store, shop for new auto accessories, locks, windshield wipers, glazing, speedometers, upholstering and auto heater service station, and the parking and storage of more than five motor vehicles and sale and display of new and used cars—to auto showroom, auto parts, motor vehicle repair shop, and to permit the extension into residence use district of sale and display of new and used cars, and the parking and storage of motor vehicles.

PREMISES AFFECTED—2027-2035 Flatbush avenue and 1-11 Baughman place, northeast corner, Block 7867, Lot 1, Borough of Brooklyn.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to December 21, 1954, for applicant to file revised plans and copy of violation.

280-41-BZ—Vol. III

APPLICANT—Paul Friedman, for Constel Realty Corp., owner.

SUBJECT—Application reopened July 27, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a storage garage for more than five motor vehicles, and a motor vehicle repair shop (including welding, painting and spraying), and to permit the parking of motor vehicles on unbuilt upon portion of plot for customers and employees.

PREMISES AFFECTED—89 Furman avenue, west side, 99.5 ft. north of Bushwick avenue, Block 3462, Lots 26, 63 and 67, Borough of Brooklyn.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; hearing closed; then to December 7, 1954, for inspection and decision; hearing previously closed; then to December 14, 1954, for applicant to file revised plans; then to December 21, 1954, for applicant to file revised plans; hearing previously closed.

227-54-BZ

APPLICANT—Raymond Irrera, for John Micari, owner.

SUBJECT—Application April 2, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the maintenance of existing garages for five cars for other than tenants of dwelling on front of plot, if tenants do not use them.

PREMISES AFFECTED—31-30 38th street, west side, 277.83 ft. south of 31st avenue, Block 657, Lots 53 and 54, Long Island City, Borough of Queens.

Laid over from December 7, 1954, to December 14, 1954, for further consideration by the Board; hearing closed; then to December 21, 1954, at the request of applicant.

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281-54-BZ

APPLICANT—Paul Friedman, for Alice Price, owner.

SUBJECT—Application April 19, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—166-11 Northern boulevard, northwest corner of 167th street, Block 5341, Lot 1, Flushing, Borough of Queens.

Laid over from December 14, 1954, to December 21, 1954, for further inspection and for decision; hearing previously closed.

98-30-BZ—Vol. II

APPLICANT—Albert E. Deer, for Esso Standard Oil Company, Inc., owner.

SUBJECT—Application reopened July 7, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the extension and reconstruction of existing gasoline service station, and to include car washing, motor vehicle repairs, lubritorium, store and brake service and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—1180-1188 Myrtle avenue and 664-668 Bushwick avenue, southwest corner, Block 3194, Lot 24, Borough of Brooklyn.

1067-47-BZ—Vol. II

APPLICANT—Irving Margon, for New York Lerner Co., Inc. and Pierce Keefe, owners.

SUBJECT—Application reopened November 10, 1953—re (decision of the borough superintendent) under sections 7c, 19A(j) and 21 of the zoning resolution, to permit in a residence and business use, C area district the demolition of frame buildings and the upper floors of loft building fronting on 53rd street; and the alteration and extension of existing buildings fronting on 5th avenue using more than the area permitted, and without the required rear yard; and without the required loading berth.

PREMISES AFFECTED—5308-5310 5th avenue, north side, 25 ft. west of 53rd street and 466-472 53rd street, west side, 100 ft. north of 5th avenue, Block 815, Lots 35 and 40, Borough of Brooklyn.

553-54-BZ

APPLICANT—Sidney Snyderman, for Ismo Estates, Inc., owner.

SUBJECT—Application June 29, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles with an entrance to or an exit from proposed parking, located in residence use portion of plot.

PREMISES AFFECTED—30-09 38th street, east side, 76 ft. south of 30th avenue, Block 660, Lot 39, Astoria, Borough of Queens.

614-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Jacob Mathanson, owner.

SUBJECT—Application July 26, 1954—re (decision of the borough superintendent) under sections 7f, 7e, 7i and 7A of the zoning resolution, to permit in a residence and retail use district for a term of twenty-one years, the erection and maintenance of more than one building on a lot, a supermarket and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office; with an entrance, show window and sign nearer the residence use district than is permitted.

PREMISES AFFECTED—1101-1111 63rd street and 6209-6223 11th avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

652-54-BZ

APPLICANT—Arthur E. DePhillips, for Seena Behrman, owner.

SUBJECT—Application August 23, 1954—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit for a term of fifteen years, in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto-laundry (non-automatic), motor vehicle repair shop and office, and to permit the parking and storage of motor vehicles waiting to be serviced, with curb cut and show window nearer the residence use district than is permitted.

PREMISES AFFECTED—8610 Flatlands avenue, southwest corner of East 87th street, Block 8023, Lot 39, Borough of Brooklyn.

654-54-BZ

APPLICANT—Charles M. Spindler, for Estate of William J. Hurley, owner.

SUBJECT—Application August 24, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, and the change of occupancy of existing two, two car garages to motor vehicle repair shop and extension of garages to adjoining lot to enclose grease pits.

PREMISES AFFECTED—636-640 86th street and 2-12 Battery avenue, southwest corner, Block 6055, Lots 22 and 23, Borough of Brooklyn.

692-54-BZ

APPLICANT—Siegel and Green, for City Bank, Farmers Trust Co., et al. and Francis X. Stephens, owners (owner under contract: Charter Properties, Inc.).

SUBJECT—Application September 10, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district the erection and maintenance of a supermarket, using more than the area permitted.

PREMISES AFFECTED—71-75 Avenue D and 754-756 East 6th street, southwest corner, Block 375, Lots 36, 37 and 38, Borough of Manhattan.

701-54-BZ

APPLICANT—William Lescaze, for City Bank, Farmers Trust Co., owner (711 Third Ave., lessee).

SUBJECT—Application September 15, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business and unrestricted use, B area, and 1½ times height district the erection and maintenance of an office building using more than the permitted height without the required setbacks.

PREMISES AFFECTED—703-719 3rd avenue, east side, from East 44th to East 45th streets, 201-215 East 44th street and 200-208 East 45th street, Block 1318, Lots 1-9 inclusive and 45-51 inclusive, Borough of Manhattan.

774-54-BZ

APPLICANT—Abraham Grossman, for 227 Mulberry Realty Corp., owner.

SUBJECT—Application October 11, 1954—re (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district the change in occupancy from machine storage to storage garage for more than five motor vehicles.

PREMISES AFFECTED—227-229 Mulberry street, west side, 141 ft. 9½ in. north of Spring street, Block 495, Lot 3, Borough of Manhattan.

775-54-BZ

APPLICANT—Abraham Grossman, for 227 Mulberry Realty Corp., owner.

SUBJECT—Application October 11, 1954—re (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district

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the change in occupancy from machine storage to storage garage for more than five motor vehicles.

PREMISES AFFECTED—231-233 Mulberry street, west side, 191 ft. 8½ in. north of Spring street, Block 495, Lot 33, Borough of Manhattan.

780-54-BZ

APPLICANT—Arthur E. DePhillips, for Fred Stark, owner.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto laundry, motor vehicle repair shop; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—201-06 Hillside avenue, southeast corner of 201st street, Block 10495, Lot 52, Hollis, Borough of Queens.

841-54-BZ

APPLICANT—Lama, Proskauer and Prober, for The Trustees of Sailors' Snug Harbor in the City of New York, owner.

SUBJECT—Application October 27, 1954—re (decision of the borough superintendent) under sections 7c, 7A and 21 of the zoning resolution, to permit in a residence and local retail use district the inclusion of stores and restaurant on first floor of proposed class A multiple dwelling, with show windows and signs nearer the residence use district than is permitted.

PREMISES AFFECTED—9-21 5th avenue, east side, from East 8th to East 9th streets, 1-11 East 8th street and 2-10 East 9th street, Block 566, Lots 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 31-34 inclusive, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

DECEMBER 21, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, December 21, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

617-54-SA

APPLICANT—Bradley T. Sheridan, for Iron Fireman Manufacturing Co., owner.

SUBJECT—Application July 12, 1954—Iron Fireman Oil Burner, Type RF, approval of.

706-54-A

APPLICANT—Gabriel Nathan, for Samuel Gast, owner (Beach 98th and Boardwalk Corp., lessee).

SUBJECT—Application August 30, 1954—Application filed pursuant to Section 35, of the General City Law re extension of building in bed of mapped street—proposed widening of Rockaway Beach boulevard.

PREMISES AFFECTED—98-01 to 98-09 Rockaway Beach boulevard and 185-197 Beach 98th street, southwest corner, Block 637, Lot 39, Rockaway Beach, Borough of Queens.

30-54-A

APPLICANT—Michael A. Caricato, lessee, for Nicholas M. Caricato, owner.

SUBJECT—Application January 15, 1954—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—436-438 Water street, west side, 25 ft. 6 in. north of Market Slip, Block 249, Lot 46, Borough of Manhattan.

771-53-A—Vol. II

APPLICANT—Robert Gottlieb, for Jane G. Schultz, owner (The Grenaker Corp., lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—120 Bruckner boulevard, southwest corner of Brook avenue, 5th floor, Block 2277, Lot 10, Borough of The Bronx.

406-54-A

APPLICANT—I.F.E. Studios, Inc., lessee, for Theatre Circuit Realty Corp., owner.

SUBJECT—Application May 19, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—233-235 West 49th street, north side, 221 ft. east of 8th avenue, 5th floor; Block 1021, Lot 10, Borough of Manhattan.

407-54-A

APPLICANT—Sidney Daub, for 108-110 West 11th Street Realty Corp., owner.

SUBJECT—Application May 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—102-110 West 11th street, southwest corner of Avenue of the Americas, Block 606, Lot 30, Borough of Manhattan.

420-54-A

APPLICANT—Sidney Daub, for Relkrantz Realty Corp., owner.

SUBJECT—Application May 20, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—97 Greene street, west side, 164 ft. 10 in. north of Spring street, Block 500, Lot 30, Borough of Manhattan.

422-54-A

APPLICANT—Sidney Daub, for Charles Eneu Johnson Co., Inc., owner.

SUBJECT—Application May 21, 1954—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—46-48 New Chambers street, south side, 33 ft. east of Pearl street and 410-412 Pearl street, Block 115, Lot 6, Borough of Manhattan.

474-54-A

APPLICANT—Joseph Levy, Jr., for Centre-Baxter Realty Corp., owner.

SUBJECT—Application June 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—206 Centre street, east side, 100 ft. 7¼ in. north of Hester street, Block 235, Lot 4, Borough of Manhattan.

484-54-A

APPLICANT—L. B. Santagnelo, for Ernest Hoehn, trustee.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-37 East Broadway, south side, 218 ft. 7 in. east of Catherine street, Block 280, Lot 42, Borough of Manhattan.

490-54-A

APPLICANT—Sidney Daub, for China Noodle Co., Inc., owner.

SUBJECT—Application June 9, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—176 Park Row, north side, 78 ft. 7 in. east of Baxter street, Block 161, Lot 12, Borough of Manhattan.

569-54-A

APPLICANT—Cole and Liebmann, for Augusta Realty Co., Inc., owner.

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SUBJECT—Application July 8, 1954—filed pursuant to sec. 310 of the variation of sec. 172, subdivision 1 of the M.D.L. re minimum dimensions of yard.

PREMISES AFFECTED—2009 Lexington avenue, east side, 14 ft. 6 in. north of East 122nd street, Block 1771, Lot 21½, Borough of Manhattan.

570-54-A

APPLICANT—Cole and Liebmann, for 2015 Lexington Avenue Realty Corp., owner.

SUBJECT—Application July 8, 1954—filed pursuant to sec. 310 of the M.D.L. for variation of Sec. 172, subdivision 1 of the M.D.L. re required yard area.

PREMISES AFFECTED—2015 Lexington avenue, east side, 58 ft. north of East 122nd street, Block 1771, Lot 20½, Borough of Manhattan.

571-54-A

APPLICANT—Cole and Liebmann, for Augusta Redman, owner.

SUBJECT—Application July 8, 1954—filed pursuant to section 310 of the M.D.L. for variation of section 172, subdivision 1 of the M.D.L. re required yard area.

PREMISES AFFECTED—2017 Lexington avenue, east side, 72 ft. 6 in. north of East 122nd street, Block 1771, Lot 20¼, Borough of Manhattan.

931-53-A

APPLICANT—Leonard F. Rothkrug, for Mabel V. Pearson, owner.

SUBJECT—Application December 30, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—824 64th street, south side, 120 ft. 6 in. east of 8th avenue, Block 5742, Lot 13, Borough of Brooklyn.

491-43-S—Vol. II

APPLICANT—Irving Adelson, for Veg Packaging Corp., owner.

SUBJECT—Application reopened June 8, 1954 as Vol II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—108-112 West 3rd street, south side, 97 ft. West of Sullivan street, Block 540, Lot 17, Borough of Manhattan.

405-54-A

APPLICANT—Henry G. Harris, for 247 Canal Street Corp., owner.

SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—247 Canal street and 119-121 Lafayette street, northeast corner, Block 208, Lot 1, Borough of Manhattan.

770-54-A

APPLICANT—Morris Zeitlin, for Sigmund A. Hirschhorn, owner.

SUBJECT—Application October 5, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—919 Avenue J, northwest corner of East 10th street, Block 6522, Lot 43, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

JANUARY 4, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 4, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

908-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Merrick Westbury Corp., owner.

SUBJECT—Application December 30, 1952—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles on unbuilt upon portion of lot; for a term of fifteen years.

PREMISES AFFECTED—203-20 Rocky Hill road and 47-52 to 47-58 204th street, southwest corner and 203-17 to 203-27 48th avenue, Block 7355, Lot 61, Bayside, Borough of Queens.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 4, 1955, for applicant to file revised plans giving data with reference to grade conditions.

445-54-BZ

APPLICANT—Lama, Proskauer and Prober, for James Perretta, owner.

SUBJECT—Application June 2, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—1726-1748 McDonald avenue, west side, 180 ft. south of Avenue O, Block 6607, Lots 16, 20, 22 and 24, Borough of Brooklyn.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 4, 1955, for inspection and decision by the Board, hearing previously closed.

197-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

SUBJECT—Application March 12, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sales and office; and automobile showroom; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—58-12 to 58-30 (58-20 official) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; hearing closed; then to December 7, 1954, for inspection and decision; hearing previously closed; then to December 14, 1954, for inspection and decision; then to January 4, 1955, for applicant to file revised plans; hearing previously closed.

616-51-BZ

APPLICANT—H. Webster Stone, lessee, for 849 First Avenue Corporation, owner.

SUBJECT—Application reopened December 14, 1954 for consideration as to extension of term of variance.

PREMISES AFFECTED—849-851 1st avenue, west side, 550.3 ft. north of East 47th street, Block 1340, Lots 25 to 27 inclusive, Borough of Manhattan.

369-37-BZ—Vol. III

APPLICANT—Herman E. Horwood, for Benjamin Duhl, owner.

SUBJECT—Application reopened October 13, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit the maintenance of enlargement of existing store extending from business use district into residence use portion of lot.

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PREMISES AFFECTED—1212 Grand Concourse and 179-197 East 167th street, northeast corner, Block 2457, Lot 1, Borough of The Bronx.

66-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bankers Federal Savings and Loan Association, owner.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail use, C area district the erection and maintenance of a two story and mezzanine fireproof bank and one family dwelling building, using more than the area permitted.

PREMISES AFFECTED—340 Avenue of the Americas and 151 West 4th street, northeast corner, Block 552, Lot 1, Borough of Manhattan.

68-40-BZ—Vol. II

APPLICANT—Noah N. Sherman, for 81 East 116th Realty Corporation, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, and to permit the parking of more than five motor vehicles and the sale of used motor vehicles.

PREMISES AFFECTED—75-85 East 116th street, north side, 110 ft. east of Madison avenue, Block 1622, Lots 25, 27, 28 and 127, Borough of Manhattan.

673-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Simone V. Shaw and Sylvia Lubash, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district for a term of twenty years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the erection of a two story dwelling, constituting the erection of two buildings on one lot; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—196-23 to 196-43 (196-25 official) Hillside avenue and 87-88 to 87-98 197th street, northwest corner and 196-38 to 196-46 (196-40 official) Foothill avenue, Block 10509, Lot 265, Borough of Queens.

51-54-BZ

APPLICANT—Henry C. Brucker, for Ph. Dietz Coal Co., Inc., owner.

SUBJECT—Application January 28, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage garage and motor vehicle repair shop to factory (light manufacturing).

PREMISES AFFECTED—70-01 to 70-09 65th street, southeast corner of Otto road, Block 3644, Lot 1, Glendale, Borough of Queens.

72-54-BZ

APPLICANT—Degenhardt, Miller and Lindberg, for Flushing Hospital and Dispensary, owner.

SUBJECT—Application February 2, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for use of doctors, nurses and other personnel of the hospital.

PREMISES AFFECTED—146-11 to 146-17 Elm avenue, west side, 211.5 ft. south of Parsons boulevard, Block 5198, Lot 39, Flushing, Borough of Queens.

641-54-BZ

APPLICANT—Paul Friedman, for Albert Gotlieb, owner (Rich-Haven Motor Sales, Inc., lessee).

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in the residence and business use district the free parking of employees' and patrons' cars as accessory to authorized automobile dealer's use, located at 98-09 Jamaica avenue, for a term of fifteen years.

PREMISES AFFECTED—98-02 to 98-14 Jamaica avenue and 87-01 to 87-19 98th street, southeast corner, Block 9286, Lot 123, Woodhaven, Borough of Queens.

689-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lillian Kimmel, owner.

SUBJECT—Application August 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of two family dwelling, without the required side yards.

PREMISES AFFECTED—1328 President street, south side, 100 ft. west of Brooklyn avenue, Block 1284, Lot 35, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 4, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 4, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.

SUBJECT—Application March 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

336-54-A

APPLICANT—Ashford Street Talmud Torah, owner.

SUBJECT—Application reopened December 14, 1954 and restored to docket—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—473 Ashford street, east side, 125 ft. south of Sutter avenue, Block 4048, Lot 16, Borough of Brooklyn.

373-54-A

APPLICANT—Gismar Realty Corp., owner.

SUBJECT—Application May 6, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1985-1993 Jerome avenue, west side, 445 ft. 43/8 in. south of Burnside avenue, Block 2863, Lot 50, 2nd floor, Borough of The Bronx.

781-54-A

APPLICANT—Abraham Grossman, for Olga Goth, owner.

SUBJECT—Application October 15, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—110-114 East 130th street, south side, 190 ft. east of Park avenue, Block 1778, Lot 62, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 11, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 11, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

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650-48-BZ—Vol. II

APPLICANT—Holtzman, Shark, Mackell and Hellebrand, for Scalia and Weissler Realty Corp., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit for a term of fifteen years in a retail use district the erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—89-23 Queens boulevard, north side, 81.06 ft. west of 57th avenue, Block 1845, Lot 58, Elmhurst, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application October 21, 1953—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced for a term of fifteen years.

PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

23-54-BZ

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of existing car-port without the required set back and side yard.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; applicant to have complete examination of plans made by the Department of Housing and Buildings.

24-54-A

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

469-54-BZ

APPLICANT—Herman E. Horwood, for Kesbec Inc., owner (Ernie's Auto Body & Fender Service, lessee).

SUBJECT—Application June 9, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from gasoline service station and thirteen (one car) non-storage garages, to gasoline service station, seven (one car) non-storage garages and motor vehicle repair shop (six one car non-storage garages).

PREMISES AFFECTED—1035 East 156th street and 756-758 Southern boulevard, northeast corner, Block 2729, Lot 50, Borough of The Bronx.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

518-54-BZ

APPLICANT—John F. Fitzsimons, for Vincent Sepe, owner.

SUBJECT—Application June 22, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (store and garage for two delivery trucks), with a business entrance (curb cut) and a business sign.

PREMISES AFFECTED—118-09 Springfield boulevard and 216-02 118th avenue, southeast corner, Block 12754, Lot 1, St. Albans, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

520-54-BZ

APPLICANT—Lama, Proskauer and Prober, for George Grammas, owner.

SUBJECT—Application June 21, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—78-01 to 78-03 Parsons boulevard and 158-02 to 158-12 78th avenue, southeast corner, Block 6829, Lot 9, Jamaica, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

559-37-BZ—Vol. III

APPLICANT—New York Telephone Company, for Robert S. Olnick, John L. Hennessy and Milton P. Lansky, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, B area district the erection and maintenance of a commercial building (central accounting office for N. Y. Telephone Co.), without the required rear yard adjacent to residence use district, and using more than the area permitted in residence use portion of plot.

PREMISES AFFECTED—5020-5036 Broadway, east side, from West 213th street to West 214th street; 501-529 West 213th street, 500-518 West 214th street and 3996-4010 10th avenue, Block 2231, Lot 1, Borough of Manhattan.

Laid over from December 7, 1954, to January 11, 1955, for inspection and decision without further argument; hearing closed.

276-54-BZ

APPLICANT—Burke, Green and Groh, for Ethel C. Mold, owner (Anthony Cuneo, lessee).

SUBJECT—Application March 30, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the reconstruction and extension in area of existing gasoline service station to include auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—149-34 15th avenue, south side, 260 ft. east of 149th street, Block 4662, Lot 47, Whitestone, Borough of Queens.

Laid over from December 7, 1954, to December 14, 1954, for investigation of the records; hearing closed; then to January 11, 1955, for applicant to investigate the record; hearing previously closed.

449-44-BZ

APPLICANT—O'Connell and McInerney, for Peter J. Hartmann, owner.

SUBJECT—Application reopened November 23, 1954 for amendment as to use for storage and parking of cars of public instead of for personal business conducted—re (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, per-

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mitting in a business use district, the reconstruction of three (3) buildings, two of which are two stories in height, occupied as garages for more than five motor vehicles, and one 1-story in height, occupied as a garage for five motor vehicles, into one (1) building, one story in height, to be occupied as a garage for more than five motor vehicles.

PREMISES AFFECTED—238-242 Vanderbilt avenue, west side, 208 ft. 7 in. north of DeKalb avenue, Block 2092, Lots 53, 54 and 55, Borough of Brooklyn.

939-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Roadside Tavern, Inc., owner.

SUBJECT—Application reopened December 14, 1954 as Vol. II, for consideration as to revised plans—re (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a residence and business use district, the extension to existing structure of class 1 construction on 1st floor and to maintain and extend the existing uses of restaurant, dancing, dining, cabaret and catering; and permitting the use of 2nd floor of class 3 construction to continue as caretaker's apartment; and permitting the parking of patrons' cars on unbuilt upon portion of plot.

PREMISES AFFECTED—2544 Flatbush avenue and 4201-4223 Avenue V, Northwest corner and 2245-2283 Hendrickson street, Block 8559, Lot 1, Borough of Brooklyn.

940-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Roadside Tavern, Inc., owner.

SUBJECT—Application reopened December 14, 1954 as Vol. II for consideration as to additional objections—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—2544 Flatbush avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson street, Block 8559, Lot 1, Borough of Brooklyn.

384-20-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Catherine Egenberger, owner (Quality Mirror Works, Inc., lessee).

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from public garage to manufacturing of mirrors and the installation of a spray booth, without the required height for loading and unloading berth.

PREMISES AFFECTED—754-764 Jamaica avenue and 1-7 Chestnut street, southeast corner, Block 4104, Lot 24, Borough of Brooklyn.

354-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Direct Realty Company, owner (Socony Vacuum Oil Company, Inc., lessee).

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district the maintenance of existing gasoline service station, car washing, lubritorium, utility room, office and the parking of motor vehicles waiting to be serviced, and to add the use of motor vehicle repairs and to permit the facing of the front and two sides of accessory building with porcelain enamel.

PREMISES AFFECTED—3525-3529 White Plains road, west side, 115.44 ft. north of Gun Hill road, Block 4643, Lot 9, Borough of The Bronx.

144-50-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Habco Estates, Inc., owner.

SUBJECT—Application reopened October 19, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence, local retail and retail use district the change of occupancy from roller skating rink, office and parking of motor vehicles, to:—shopping center and the extension of existing parking of owner's and clients' motor vehicles.

PREMISES AFFECTED—130-35 Merrick boulevard, north side, 100 ft. west of Farmers boulevard; 127-06 to 127-32 Farmers boulevard and 178-22 to 178-30 Eleventh road, Block 12493, Lots 73, 85, 86, 87 and 88, Block 12494, Lot 8, Springfield Gardens, Borough of Queens.

1-51-BZ—Vol. II

APPLICANT—Paul Friedman, for Arthur R. Mullin, owner (Meridian Motors, Inc., lessee).

SUBJECT—Application reopened November 3, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—243-06 Northern boulevard, southeast corner of 243rd street, Block 8180, Lot 1, Douglaston, Borough of Queens.

677-54-BZ

APPLICANT—Angelo S. Mongiello, for Hyman and Morris Glassgall, owners.

SUBJECT—Application August 3, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from dead storage for autos, garage and one apartment to roofing and sheet metal factory and apartment (one family).

PREMISES AFFECTED—413-415 West 150th street, north side, 112 ft. 11½ in. west of St. Nicholas avenue, Block 2065, Lot 22, Borough of Manhattan.

797-54-BZ

APPLICANT—Ginsberg and Broady, for Anthony Trotta, owner.

SUBJECT—Application October 21, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the extension to existing five car garage and the change in occupancy from five car garage and parking of more than five cars to gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—690-700 Utica avenue, southwest corner of Clarkson avenue, Block 4636, Lot 6, Borough of Brooklyn.

640-54-BZ

APPLICANT—Boris M. Dorfman, for 99 Ocean Avenue Corp., owner.

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the addition of catering use to existing dining room on first floor.

PREMISES AFFECTED—89-99 Ocean avenue, northeast corner of Lincoln road, Block 5024, Lots 1-4, Borough of Brooklyn.

522-54-BZ

APPLICANT—Kenneth W. Milnes, for Frank L. Grennie, owner of record.

OWNER UNDER PURCHASE CONTRACT: Carl Oberg.

SUBJECT—Application June 4, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from one family dwelling to funeral

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home and undertaking establishment with a sign, and to permit the parking of twenty motor vehicles; and to permit the use of former accessory frame structures as garages and apartments.

PREMISES AFFECTED—3787 Hylan boulevard, northeast corner of Great Kills road, Block 5131, Lot 1, Great Kills, Borough of Richmond.

523-54-A

APPLICANT—Kenneth W. Milnes, for Frank L. Grennie, owner, owner of record.

OWNER UNDER PURCHASE CONTRACT: Carl Oberg.

SUBJECT—Application June 4, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3787 Hyland boulevard, northeast corner of Great Kills road, Block 5131, Lot 1, Great Kills, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 11, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 11, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

590-54-SA

APPLICANT—C. F. Braun and Company, owner.

SUBJECT—Application July 12, 1954—C. F. Braun and Company, Fuel Oil Heaters (preheaters), types ET-F or UT, approval of.

486-53-SA

APPLICANT—Avco Manufacturing Corp., Bendix Home Appliances Division, owner (Bruno-New York Inc., Agent).

SUBJECT—Application April 13, 1953—Bendix Automatic Washer, Gyromatic Model WCG, WDG, EWG-H, WEG and WEG-H, approval of.

313-54-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application April 19, 1954—Gold Bond Asbestos Siding Shingles and Accessories (for exterior finish on Class 4 Bldgs.), approval of.

211-50-SM

APPLICANT—A. Pollera and Sons, owner-manufacturer.

SUBJECT—A. Pollera and Sons Concrete Blocks, approval of.

244-51-SA

APPLICANT—E. B. Gross, for Gross Machinery Company, owner-manufacturer.

SUBJECT—Application reopened July 13, 1954, for amendment to resolution as to additional model—re Silex Washers, Model A (dry cleaning); previously approved.

428-47-SM—Vol. II

APPLICANT—Ohio Chemical and Surgical Equipment Company, Division of Air Reduction Company, Inc., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re amendment to resolution as to additional models of bedpan washers—Ohio Scanlon-Morris Bedpan washer and Steamer, Models A4455 (wall mounted type), A4457 (recessed type) and A4458 (pedestal type); previously approved.

345-49-SA

APPLICANT—Central Station Signals, Inc., for New Jersey Fire Alarm Company, owner.

SUBJECT—Application reopened October 19, 1954, for amendment to resolution as to extension of use—re Sidalarm Duplex Fire Alarm System; previously approved.

488-54-A

APPLICANT—J. M. Nicholson, for the Long Island Railroad Co. (William Wyer, trustee), owner.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—91-53 121st street, northeast corner of Atlantic avenue, Block 9375, Lot 58, Morris Park Shops, Richmond Hill, Borough of Queens.

175-54-A

APPLICANT—Patrick D. Concagh, for 18 East 41st Street Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—18-20 East 41st street, south side, 248 ft. 4½ in. east of 5th avenue, Block 1275, Lot 61, Borough of Manhattan.

252-54-A

APPLICANT—Stanley Rapaport, for Henrietta M. Rosen and Morton H. Rowen, owners.

SUBJECT—Application April 9, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—142-144 Henry street and 20 Rutgers street, southwest corner, Block 273, Lot 27, Borough of Manhattan.

573-54-A

APPLICANT—Interboro Elevator Co., Inc., for 60 Wall Inc., owner.

SUBJECT—Application July 2, 1954—re Appeal from a decision of the borough superintendent re Revocation of Elevator Application 333-53.

PREMISES AFFECTED—60-62 Wall street, north side, 233.54 ft. west of William street and 63-67 Pine street, Block 40, Lot 7, Borough of Manhattan.

574-54-A

APPLICANT—Interboro Elevator Co., Inc., for Hotel Gotham, owner.

SUBJECT—Application July 2, 1954—re Appeal from a decision of the borough superintendent, re Revocation of Elevator Application 348-52.

PREMISES AFFECTED—2 West 55th street, southwest corner of 5th avenue, Block 1270, Lot 38, Borough of Manhattan.

832-54-A

APPLICANT—Lama, Proskauer and Prober, for Friedman and Waldman, Inc., owner (Sol Rosenberg, lessee).

SUBJECT—Application October 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1424 Rockaway parkway, south side, 57 ft. 5¼ in. west of Glenwood road, Block 8165, Lot 63, Borough of Brooklyn.

597-54-A

APPLICANT—Norman Lederer and Leonard Joseph, for Eli Chason, owner.

SUBJECT—Application July 20, 1954—Appeal from a decision of the borough superintendent, re revocation of Permit Alt. 2159-53.

PREMISES AFFECTED—132-03 Beach Channel drive and 565 Beach 132nd street, southwest corner, Block 679, Lot 8, Belle Harbor, Borough of Queens.

333-54-A

APPLICANT—Ribelle V. Perotto, for Ernest T. Bower, Inc., owner (Henry Cohen, lessee).

SUBJECT—Application April 30, 1954—re Appeal from an order and a decision of the fire commissioner and a decision of the borough superintendent of Housing and Buildings.

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PREMISES AFFECTED—741 St. Nicholas avenue, northwest corner of West 147th street, Block 2062, Lot 131, Borough of Manhattan.

346-54-A

APPLICANT—Charles M. Spindler, for Club O-Two-Six, Inc., owner.

SUBJECT—Application May 4, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—895 Ocean parkway and 615 Avenue I, northeast corner, Block 6509, Lot 48, Borough of Brooklyn.

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.

SUBJECT—Application August 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

612-39-A—Vol. III

APPLICANT—Vito P. Battista, for Betty White, owner (Frank G. Rizza, lessee).

SUBJECT—Application reopened September 14, 1954 as Vol. III—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2739 Bedford avenue, northeast corner of Farragut road, Block 5225, Lot 2, Borough of Brooklyn.

446-54-A

APPLICANT—John J. Tricarico, for Rosalie V. Vittori, owner.

SUBJECT—Application June 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—797 Hart street (rear), north side, 100 ft. west of Knickerbocker avenue, Block 3219, Lot 36, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 18, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 18, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

249-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner (Lawrence Blau, lessee).

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

Laid over from December 7, 1954, to January 18, 1955, for inspection and decision; hearing closed.

872-39-BZ—Vol. VII

APPLICANT—Herman Kron, for Berk Bros. Realty Corp., owner.

SUBJECT—Application reopened September 28, 1954 as Vol. VII—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit

in a business use district the addition of an automobile laundry (automatic type) to existing gasoline service station in portion of site where stores were permitted by Board but never built.

PREMISES AFFECTED—7001-7019 Bay parkway, southwest corner of West 10th street and 1-21 Avenue O, Block 6574, Lot 6, Borough of Brooklyn.

Laid over from December 7, 1954, to January 18, 1955, without further argument for inspection and decision; hearing closed.

928-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 4355 Realty Corporation, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of an automobile sales and showroom and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4353-4361 Broadway and 701-707 West 186th street, northwest corner, Block 2180, Lot 140, Borough of Manhattan.

Laid over from December 7, 1954, to January 18, 1955, for inspection and decision; hearing closed.

632-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Irving Rubber and Metal Co., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a structure using more than the area permitted, and to be used for office, loading space, junk shop for sorting, packing and baling of scrap metal and rubber (no paper or rags), with an entrance to off street loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—9517-9529 Ditmas avenue and 736-746 East 96th street, northwest corner, Block 8113, Lot 1, Borough of Brooklyn.

Laid over from October 13, 1954, to October 26, 1954, at request of the applicant; then to November 23, 1954, at the request of the applicant; owner may decide to acquire other property and withdraw the application; then to December 14, 1954, for inspection and decision; hearing previously closed; then to January 18, 1955, for applicant to file revised plans; hearing previously closed.

1011-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Lippman, Samuel Dorman and Florence Saunders, owners.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a restricted retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1702-1718 Bruckner boulevard and 975-979 Noble avenue, southwest corner and 960-970 Sandview avenue, Block 3661, Lot 58, Borough of the Bronx.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 18, 1955, for inspection and decision; hearing previously closed.

909-52-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

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SUBJECT—Application December 31, 1952—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—198-30 Jamaica avenue and 94-04 199th street, southwest corner, Block 10829, Lot 56, Hollis, Borough of Queens.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision without further argument; hearing closed; then to January 18, 1955, for applicant to file revised plans; hearing previously closed.

81-54-BZ

APPLICANT—Herman Kron, for Robert E. Watson, owner.

SUBJECT—Application February 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of a lot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office and an automobile show-room; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—32-10 to 32-18 Francis Lewis boulevard, southwest corner of 32nd avenue, Block 4940, Lot 1, Flushing, Borough of Queens.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 18, 1955; applicant to file revised plans; hearing previously closed.

62-53-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for LaGuardia Hotel Inc., owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E area district the off street parking of motor vehicles within the required open spaces and required set back; and to permit the erection of electric signs on building and also on the roof.

PREMISES AFFECTED—99-01 to 99-19 Ditmars boulevard, north side, from 22nd avenue to 22nd road; 99-02 to 99-12 22nd avenue and 100-01 to 100-17 22nd road, Block 1634, Lot 101, East Elmhurst, Borough of Queens.

Laid over from November 16, 1954, to November 30, 1954, for applicant to submit plans of signs which conform to the requirements of the State Conservation Law; then to December 14, 1954, for further consideration and decision by the Board; hearing previously closed; then to January 18, 1955, for applicant to furnish decision from the Commissioner of Parks as to signs proposed under Section 675 of the State Conservation Law.

428-54-BZ

APPLICANT—Esso Standard Oil Co., for Estelle Rosenberg, owner.

SUBJECT—Application May 28, 1954—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—220-02 Linden boulevard, southeast corner of 220th street, Block 12737, Lot 56, Cambria Heights, Borough of Queens.

Laid over from December 7, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 18, 1955, for inspection and decision.

43-53-BZ

APPLICANT—Gustav Goldman, for H. L. Realty Corp., owner.

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the extension in use of existing gasoline service station to be used as a gasoline service station, auto washing, lubritorium, motor vehicle repairs and office.

PREMISES AFFECTED—3723 Avenue U, northwest corner of East 38th street, Block 8531, Lot 1, Borough of Brooklyn.

765-48-BZ

APPLICANT—Irving J. Panzer, for Sol and Ray Solomon, owners (Alvin M. Ziegler, lessee).

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the use of an open lot as a miniature golf course, with an office and store.

PREMISES AFFECTED—36-02 to 36-20 Ocean Boardwalk and 113 Beach 37th street, northeast corner; 105 Beach 36th street, northwest corner of Ocean Boardwalk, Block 308, part of Lot 1, Edgemore, Borough of Queens.

202-54-BZ

APPLICANT—Patrick D. Concagh, for Fannie DiLello, owner.

SUBJECT—Application reopened December 7, 1954 for consideration as to amendment of resolution—re (decision of the borough superintendent) previously granted on condition, permitting in a residence use district, the extension of accessory building on existing gasoline service station, lubritorium, car wash, motor vehicle repairs and office, to be used for lubritorium and car wash (non-automatic).

PREMISES AFFECTED—3020 Eastchester road, east side, 150.06 ft. north of Adey avenue, Block 4766, Lots 43 and 46, Borough of The Bronx.

332-46-BZ

APPLICANT—Kenneth W. Milnes, for Harry J. and Gilbert S. Brown, owners.

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of term of variance—re (decision of the commissioner of Marine and Aviation) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the installation of a 1500 gallon gasoline storage tank and discharge pump.

PREMISES AFFECTED—142 Mansion avenue, southeast corner of McKee avenue, Block 5202, Lot 5, Great Kills, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 18, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 18, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

552-52-A

APPLICANT—Lama, Proskauer and Prober, for Mary Vicario, owner (Ram Machine Co., lessee).

SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

CALENDAR

402-54-A

APPLICANT—Roux Distributing Co., Inc., lessee, for 110 East 153rd Street Corp., owner.

SUBJECT—Application May 20, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—110 East 153rd street, south side, 286.63 ft. west of Gerard avenue, Block 2354, Lot 74, Borough of The Bronx.

846-53-A

APPLICANT—H. G. Jacobs Manufacturing, Inc., lessee, for Carl Tradelius, owner.

SUBJECT—Application November 24, 1953—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—124 East 124th street, south side, 90 ft. west of Lexington avenue, 4th floor; Block 1772, Lot 60, Borough of Manhattan.

340-54-A

APPLICANT—Miles A. Gordon, for St. James Holding Corp., owner, Becker's Dress Shop, lessee.

SUBJECT—Appeal reopened November 16, 1954, previously dismissed re a decision of the borough superintendent.

PREMISES AFFECTED—118-122 East 59th street, south side, 165 ft. West of Lexington avenue, Block 1313, Lots 63 and 164, Borough of Manhattan.

185-52-A

APPLICANT—Moore and Landsiedel, for Goring and Landsman, owners.

SUBJECT—Application reopened October 13, 1954 for consideration as to additional objections—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—329 Canal street and 6 Greene street, northeast corner, Block 230, Lot 9, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 25, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 25, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

222-54-BZ

APPLICANT—Max Horn, for 95-26 Sutphin Boulevard Corp., owner.

SUBJECT—Application March 31, 1954—(decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles of patrons and employees of adjoining building, loading and unloading, with a business entrance (curb cut).

PREMISES AFFECTED—95-25 Waltham street, east side, 150 ft. north of 97th avenue, Block 10026, Lots 35, 37 and 38, Jamaica, Borough of Queens.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 25, 1955, for applicant to file revised plans; hearing previously closed.

566-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Otto Muller and Herbert J. C. Wells, owners.

SUBJECT—Application July 6, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, utility room and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—1741-1751 Bronxdale avenue and 900-910 Morris Park avenue, southeast corner, Block 4094, Lots 1, 3, 41 and 42, Borough of The Bronx.

Laid over from December 7, 1954, to December 14, 1954, at request of an objector; then to January 25, 1955, for inspection and decision; hearing closed.

418-29-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Company, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the extension and reconstruction of existing gasoline service station to include car wash, lubritorium, motor vehicle repairs, store and brake service and office, and to permit the parking and storage of motor vehicles, with curb cuts and signs nearer the residence use than is permitted.

PREMISES AFFECTED—115-58 to 115-74 (115-62 official) Sutphin boulevard and 149-01 116th avenue, northwest corner and 115-43 to 115-49 149th street, Block 11994, Lots 21 and 24, Jamaica, Borough of Queens.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision; applicant to file revised plans; no further argument; hearing closed.

79-30-BZ—Vol. II

APPLICANT—Jacob Lubroth and Son, for Guywal Realty Corp., owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit the business use district portion of a plot for a term of ten years the erection and maintenance of a gasoline selling station, lubritorium, motor vehicle repairs and office; and to permit on vacant portion the parking of motor vehicles.

PREMISES AFFECTED—2270-2280 East 14th street and 1313-1323 Gravesend Neck road, northwest corner, Block 7374, Lot 29, Borough of Brooklyn.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed.

624-39-BZ—Vol. V

APPLICANT—Albert E. Deer, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. V—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district for a term of fifteen years, the extension to accessory building, and the addition of motor vehicle repairs and the parking of motor vehicles waiting to be serviced, on existing gasoline service station.

PREMISES AFFECTED—178-02 to 178-08 Union turnpike, southwest corner of Surrey lane, Block 7227, Lot 29, Jamaica, Borough of Queens.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision; hearing closed.

124-49-BZ—Vol. II

APPLICANT—Carl H. Salminen, for MacGrotty Chevrolet, Inc., owner.

SUBJECT—Application reopened February 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use district the erection and maintenance of an extension to existing structure maintaining present uses of showroom, service, office, storage and parts department, and to add the use of storage of parts, body shop, welding with acetylene and oxygen, machine room, painting, spraying and under coating, with storage of paints and to permit the storage of new and used cars waiting to be serviced and the parking of cars on the roof.

PREMISES AFFECTED—137-80 Northern boulevard, southwest corner of Union street, Block 4977, Lot 52, Flushing, Borough of Queens.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision; hearing closed.

CALENDAR

159-54-BZ

APPLICANT—J. Paul Frampton, for Harry Bram, owner (Ciro Sanicola, lessee).

SUBJECT—Application March 4, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of existing gasoline service station to include lubritorium, store and office.

PREMISES AFFECTED—779-787 Crescent street, southeast corner of Linden boulevard, Block 4486, Lot 1—formerly Lots 1 and 4, Borough of Brooklyn.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 25, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 25, 1955*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

39-54-A

APPLICANT—Leonard F. Rothkrug, for Riccardo Verdin, owner.

SUBJECT—Application January 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—81-10 102nd avenue, south side, 82.90 ft. east of 81st street, Block 9052, Lot 13, St. Albans, Borough of Queens.

665-54-A

APPLICANT—Lama, Proskauer and Prober, for Nonpareil Social and Athletic Club, owner.

SUBJECT—Application September 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1149 Eastern parkway, north side, 190 ft. 9 in. west of Utica avenue, Block 1391, Lot 66, Borough of Brooklyn.

142-54-A

APPLICANT—Irving Berg, for King Solomon Affiliation, 2nd District Jurisdiction, owner.

SUBJECT—Application February 24, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1252-1254 Bedford avenue, west side, 118 ft. 4 in. north of Fulton street, Block 2000, Lot 31, Borough of Brooklyn.

721-54-A

APPLICANT—Sutter Construction Inc., owner.

SUBJECT—Application August 5, 1954—re Appeal from a decision of the borough superintendent, re revocation of approval of N.B. 585-51.

PREMISES AFFECTED—354-364 Fountain avenue, northwest corner of Blake avenue, Block 4263, Lot 54, Borough of Brooklyn.

494-54-A

APPLICANT—Theodore A. Mazza, for 3048 Park Realty Corp., owner.

SUBJECT—Application June 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3048 Park avenue, east side, 103.12 ft. north of East 156th street, Block 2416, Lot 5, Borough of The Bronx.

362-54-A

APPLICANT—Technicon Chemical Co., Inc., owner.

SUBJECT—Application reopened November 30, 1954 and restored to docket—Re: Packaging, storage and sale of mixture known as Technicon (clearing agent) Dehydrant, Type C650 in glass containers (capacity of containers in

excess of 32 oz., contrary to Administrative Code requirements), previously dismissed for lack of prosecution.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 1, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 1, 1955*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

1228-40-BZ—Vol. II

APPLICANT—Larry Meltzer, for Avenue P and East 19th Street, Inc., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, E area district the extension of existing structure using more than the area permitted and without the required setback from street lines on Avenue P and East 19th street.

PREMISES AFFECTED—1816-1824 Avenue P and 1610-1620 East 19th street, southwest corner, Block 6781, Lot 7, Borough of Brooklyn.

Laid over from December 14, 1954, to February 1, 1955, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 8, 1955, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 8, 1955*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

377-54-BZ

APPLICANT—Charles M. Spindler, for Muller Bros. Holding Corp., owner.

SUBJECT—Application May 11, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage garage for more than five motor vehicles to warehouse, packaging and crating (incidental to movers' business) and office, for a term of ten years.

PREMISES AFFECTED—70-01 67th place and 67-26 to 67-34 70th avenue, southeast corner, Block 3653, Lot 1, Glendale, Borough of Queens.

Laid over from December 14, 1954, to February 8, 1955, for inspection and decision; hearing closed.

525-54-BZ

APPLICANT—Lama, Proskauer and Prober, for David M. and Joseph Fisch, owners.

SUBJECT—Application June 23, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, for a term of ten years, the change in occupancy from garage to florist supply, manufacturing of florist ornaments and decoration, sales and storage, loading and unloading, and the storage of two trucks.

PREMISES AFFECTED—1236-1240 President street, south side, 275.2 ft. west of New York avenue, Block 1283, Lot 26, Borough of Brooklyn.

Laid over from December 14, 1954, to February 8, 1955, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 14, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, November 30, 1954, were approved as printed in the Bulletin of December 7, 1954, Vol. 39, No. 49.

1674-21-BZ—Vol. II

APPLICANT—Herman Kron, for Plancher Corp., owner.
SUBJECT—Application reopened May 4, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit the removal of partition dividing the residence use district from the business use district on the second floor, to be used as an extension to existing public assembly (catering) use.

PREMISES AFFECTED—151 East Burnside avenue and 2052-2062 Creston avenue, northeast corner, Block 3160, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 21, 1954, at 10 A. M. for inspection and decision; hearing previously closed.

418-29-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Company, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district, the extension and reconstruction of existing gasoline service station to include car wash, lubritorium, motor vehicle repairs, store and brake service and office, and to permit the parking and storage of motor vehicles, with curb cuts and signs nearer the residence use than is permitted.

PREMISES AFFECTED—115-58 to 115-74 (115-62 official) Sutphin boulevard and 149-01 116th avenue, northwest corner and 115-45 to 115-49 149th street, Block 11994, Lots 21 and 24, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Mattie Kelly, Georgina E. Skipper, Rose Kraemer, Sophie V. Satara, Frank Kraemer, Michael A. Carmona, Ben Gold, Irene Jackson, Sylvia Thomas, Mrs. Mary Niccolini, Warren E. Gardner, Mrs. Providence Villanueva, Giuseppe Salerno, Mrs. Cecia Hawkins and William Kurdczyk.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1955, at 10 A. M. for inspection and decision; applicant to file revised plans; no further argument; hearing closed.

79-30-BZ—Vol. II

APPLICANT—Jacob Lubroth and Son, for Guywal Realty Corp., owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit the business use district portion of a plot for a term of

ten years, the erection and maintenance of a gasoline selling station, lubritorium, motor vehicle repairs and office; and to permit on vacant portion the parking of motor vehicles.
PREMISES AFFECTED—2270-2280 East 14th street and 1313-1323 Gravesend Neck road, northwest corner, Block 7374, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob Lubroth, Charles A. Hirsch and R. E. Devivo.

For Opposition: J. Sidney Levine, John A. Kammitter, Frank J. Walsh, James P. Rabbitt, George E. Clark, M. Lillienthal, Lucille D. Carter Di Tucci, Rosalla Dellaira, Anna Hall, Rosi Bzandino, Pitrina Romano, Sebastian Compagnino and Giueppina Compagnino.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1955, at 10 A. M. for inspection and decision without further argument; hearing closed.

81-35-BZ—Vol. III

APPLICANT—Larry Meltzer, for William Gold, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district, the change in occupancy from auto showroom and store, shop for new auto accessories, locks, windshield wipers, glazing, speedometers, upholstering and auto heater service station; and the parking and storage of more than five motor vehicles and sale and display of new and used cars—to auto showroom, auto parts, motor vehicle repair shop, and to permit the extension into residence use district of sale and display of new and used cars, and the parking and storage of motor vehicles.

PREMISES AFFECTED—2027-2035 Flatbush avenue and 1-11 Baughman place, northeast corner, Block 7867, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer and William Gold.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 21, 1954, at 10 A. M. for applicant to file revised plans and copy of violation.

624-39-BZ—Vol. V

APPLICANT—Albert E. Deer, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. V—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district, for a term of fifteen years, the extension to accessory building, and the addition of motor vehicle repairs and the parking of motor vehicles waiting to be serviced, on existing gasoline service station.

PREMISES AFFECTED—178-02 to 178-08 Union turnpike, southwest corner Surrey lane, Block 7227, Lot 29, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Jos. B. Lynch.

For Opposition: Isidor Bon, Arthur F. Welz and Fannie Bon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1955, at 10 A. M. for inspection and decision; hearing closed.

MINUTES

1228-40-BZ—Vol. II

APPLICANT—Larry Meltzer, for Avenue P and East 19th Street, Inc., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, E area district, the extension of existing structure using more than the area permitted and without the required setback from street lines on Avenue P and East 19th street.

PREMISES AFFECTED—1816-1824 Avenue P and 1610-1620 East 19th street, southwest corner, Block 6781, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer, Harry Sand, Louis Kohn and George J. Meltzer.

For Opposition: Harry D. Meislich, Joseph Fennelly, Jr., J. Sidney Levine, Harry Seif, Nathan Morgenstern, Lewis R. Friedman, Jacob Gottlieb, Louis Rosenberg, Ella A. Driscoll, Margaret Driscoll and Herbert Posner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 1, 1955, at 10 A. M. for inspection and decision; hearing closed.

280-41-BZ—Vol. III

APPLICANT—Paul Friedman, for Constel Realty Corp., owner.

SUBJECT—Application reopened July 27, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a storage garage for more than five motor vehicles, and a motor vehicle repair shop (including welding, painting and spraying), and to permit the parking of motor vehicles on unbuilt upon portion of plot for customers and employees.

PREMISES AFFECTED—89 Furman avenue, west side, 99.5 ft. north of Bushwick avenue, Block 3462, Lots 26, 63 and 67, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 21, 1954, at 10 A. M. for applicant to file revised plans; hearing previously closed.

1011-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Lippman, Samuel Dorman and Florence Saunders, owners.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a restricted retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1702-1718 Bruckner boulevard and 975-979 Noble avenue, southwest corner and 960-970 Soundview avenue, Block 3661, Lot 58, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1955, at 10 A.M. for inspection and decision, hearing previously closed.

124-49-BZ—Vol. II

APPLICANT—Carl H. Salminen, for MacGrotty Chevrolet, Inc., owner.

SUBJECT—Application reopened February 2, 1954, as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use district, the erection and maintenance of an extension to existing structure maintaining present use of showroom, service, office, storage and parts department, and to add the use of storage of parts, body shop, welding with acetylene and oxygen, machine room, painting, spraying and undercoating, with storage of paint, and to permit the storage of new and used cars waiting to be serviced and the parking of cars on the roof.

PREMISES AFFECTED—137-80 Northern boulevard, southwest corner of Union street, Block 4977, Lot 52, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen and Rossell F. MacGrotty.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings, John J. Saunders, Board of Education, and C. J. Cammarata, N. Y. C. Housing Authority.

ACTION OF BOARD—Laid over to January 25, 1955, at 10 A. M. for inspection and decision; hearing closed.

908-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Merrick Westbury Corp., owner.

SUBJECT—Application December 30, 1952—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office, and the parking and storage of motor vehicles on unbuilt upon portion of lot; for a term of fifteen years.

PREMISES AFFECTED—203-20 Rocky Hill road, 47-52 to 47-58 204th street, southwest corner, and 203-17 to 203-27 48th avenue (Block 7355, Lot 61), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 4, 1955, at 10 A.M., for applicant to file revised plans giving data with reference to grade conditions.

909-52-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application December 31, 1952—Application (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—198-30 Jamaica avenue and 94-04 199th street, southwest corner (Block 10829, Lot 56), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1955, at 10 A. M. for applicant to file revised plans; hearing previously closed.

MINUTES

62-53-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for LaGuardia Hotel Inc., owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E area district the off street parking of motor vehicles within the required open spaces and required set back; and to permit the erection of electric signs on building and also on the roof.

PREMISES AFFECTED—99-01 to 99-19 Ditmars boulevard, north side, from 22nd avenue to 22nd road; 99-02 to 99-12 22nd avenue and 100-01 to 100-17 22nd road, Block 1634, Lot 101, East Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: Edw. Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1955, at 10 A. M. for applicant to furnish decision from the Commissioner of Parks as to signs proposed under Section 675 of the State Conservation Law; hearing previously closed.

632-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Irving Rubber and Metal Co., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a structure using more than the area permitted, and to be used for office, loading space, junk shop for sorting, packing and baling of scrap metal and rubber (no paper or rags), with an entrance to off street loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—9517-9529 Ditmas avenue and 736-746 East 96th street, northwest corner, Block 8113, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1955, at 10 A.M., for applicant to file revised plans; hearing previously closed.

682-53-BZ

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and local retail use district, the change in use of cellar and first floor from spraying establishment, to spraying establishment and assembly of costume jewelry.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue (Block 5769, Lot 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Taken off calendar for a new date of hearing to be set; applicant failed to send notices by registered mail to owners in the area of notification.

683-53-A

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue (Block 5769, Lot 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Taken off calendar; new date to be set for hearing with Cal. 682-53-BZ.

81-54-BZ

APPLICANT—Herman Kron, for Robert E. Watson, owner.

SUBJECT—Application February 8, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office and an automobile showroom; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—32-10 to 32-18 Francis Lewis boulevard, southwest corner of 32nd avenue (Block 4940, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron and Gilbert Lazerus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1955, at 10 A.M.; applicant to file revised plans; hearing previously closed.

159-54-BZ

APPLICANT—J. Paul Frampton, for Harry Bram, owner (Ciro Sanicola, lessee).

SUBJECT—Application March 4, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the reconstruction and extension of existing gasoline service station to include lubritorium, store and office.

PREMISES AFFECTED—779-787 Crescent street, southeast corner of Linden boulevard (Block 4486, Lot 1—formerly lots 1 and 4), Borough of Brooklyn.

APPEARANCES—

For Applicant: J. Paul Frampton, Ciro Sanicola and Harry Bram.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1955, at 10 A.M. for inspection and decision; hearing closed.

197-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

SUBJECT—Application March 12, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sales and office; and automobile showroom; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—58-12 to 58-30 (58-20 official) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

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For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 4, 1955, at 10 A.M. for applicant to file revised plans; hearing previously closed.

222-54-BZ

APPLICANT—Max Horn, for 95-26 Sutphin Boulevard Corp., owner.

SUBJECT—Application March 31, 1954—(decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles of patrons and employees of adjoining building, loading and unloading, with a business entrance (curb cut).

PREMISES AFFECTED—95-25 Waltham street, east side, 150 ft. north of 97th avenue (Block 10026, Lots 35, 37 and 38), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn.

For Opposition: Mae, Leonard, Josephine Lucas and Florence Harley Phillips.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1955, at 10 A.M. for applicant to file revised plans; hearing previously closed.

227-54-BZ

APPLICANT—Raymond Irrera, for John Micari, owner.

SUBJECT—Application April 2, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution to permit in a residence use district, the maintenance of existing garages for five cars for other than tenants of dwelling on front of plot, if tenants do not use them.

PREMISES AFFECTED—31-30 38th street, west side, 277.83 ft. south of 31st avenue (Block 657, Lots 53 and 54), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Cafiero.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 21, 1954, at 10 A.M. at the request of applicant.

276-54-BZ

APPLICANT—Burke, Green and Groh, for Ethel C. Mold, owner (Anthony Cuneo, lessee).

SUBJECT—Application March 30, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the reconstruction and extension in area of existing gasoline service station to include auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—149-34 15th avenue, south side, 260 ft. east of 149th street, Block 4662, Lot 47, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Arthur J. McGee.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 11, 1955, at 10 A.M., for applicant to investigate the record; hearing previously closed.

281-54-BZ

APPLICANT—Paul Friedman, for Alice Price, owner.

SUBJECT—Application April 19, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—166-11 Northern boulevard, northwest corner of 167th street, Block 5341, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 21, 1954, at 10 A.M. for further inspection and for decision; hearing previously closed.

377-54-BZ

APPLICANT—Charles M. Spindler, for Muller Bros. Holding Corp., owner.

SUBJECT—Application May 11, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from storage garage for more than five motor vehicles to warehouse, packaging and crating (incidental to movers' business) and office, for a term of ten years.

PREMISES AFFECTED—70-01 67th place, 67-26 to 67-34 70th avenue, southeast corner, Block 3653, Lot 1, Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus and Carmine Ragucci.

For Opposition: Henry A. Giesler, and Albert W. Leisengang.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 8, 1955, at 10 A.M. for inspection and decision; hearing closed.

428-54-BZ

APPLICANT—Esso Standard Oil Co., for Estelle Rosenberg, owner.

SUBJECT—Application May 28, 1954—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—220-02 Linden boulevard, southeast corner of 220th street, Block 12737, Lot 56, Cambria Heights, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 17, 1955, at 10 A.M. for inspection and decision; hearing closed.

445-54-BZ

APPLICANT—Lama, Proskauer and Prober, for James Perretta, owner.

SUBJECT—Application June 2, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and

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sale of accessories and office; and to permit the parking and storage of motor vehicles, for a term of fifteen years.
PREMISES AFFECTED—1726-1748 McDonald avenue, west side, 180 ft. south of Avenue O, Block 6607, Lots 16, 20, 22 and 24, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 4, 1955, at 10 A.M., for inspection and decision by the Board; hearing previously closed.

525-54-BZ

APPLICANT—Lama, Proskauer and Prober, for David M. and Joseph Fisch, owners.

SUBJECT—Application June 23, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, for a term of ten years, the change in occupancy from garage to florist supply, manufacturing of florist ornaments and decorations, sales and storage, loading and unloading and the storage of two trucks.

PREMISES AFFECTED—1236-1240 President street, south side, 275.2 ft. west of New York avenue, Block 1283, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Dorothy Yuster and Charles A. Baskerville.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 8, 1955, at 10 A.M. for inspection and decision; hearing closed.

566-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Otto Muller and Herbert J. C. Wells, owner.

SUBJECT—Application July 6, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, utility room and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—1741-1751 Bronxdale avenue and 900-910 Morris Park avenue, southeast corner, Block 4094, Lots 1, 3, 41 and 42, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Harry H. Greis, Eleanor Algozino and Maria Perri.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1955, at 10 A.M. for inspection and decision; hearing closed.

528-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis D. Cohen and Augusta Geller, owners, Socony-Vacuum Oil Company, lessee.

SUBJECT—Application July 22, 1954 (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, to include lubritorium, car wash, motor vehicle repairs, storage and office, and the parking and storage of motor vehicles; and to install an open truck pit and to add four 550 gallon gasoline tanks and an additional dispensing pump; and to remove the existing dividing wall between the gasoline service station and the parking lot.

PREMISES AFFECTED—164-178 4th avenue and 340-344 Douglass street, southwest corner, Block 420, Lots 37 and 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 14, 1954 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on December 14, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 4th avenue are in a business use, B area, class 1½ height district; Douglass street is in business and unrestricted use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 21, 1954 acting on Alt. Applic. 1603-54, reads.

"1. The extension of an existing gasoline station and the change in use from gasoline service station, lubritorium, car washing, stores, office, toilets and store room and parking of cars, awaiting service to—gasoline service station, lubritorium, car washing, stores, toilets, store room, minor auto repairs, parking & storage of motor vehicles and storage of non-combustibles, on premises located within a business use district, is contrary to Art. II Sect. 4a, 29 & 46 of the zone resolution. No. 528--37-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 160 ft. frontage by 58 ft. in depth, on which is located a gas station on a plot having a frontage of 90 ft. on 4th avenue and 58 ft. on Douglass street, consisting of four 550 gallon gas tanks, four dispensing pumps and a one story accessory building of class 3 construction, having a frontage of 60 ft. and a depth of 25 ft. 6 in., and now being used for lubritorium, minor auto repairs, car wash and store; that the remaining open westerly part of the premises is now being used for parking and storage of motor vehicles; and

WHEREAS, the applicant further states that it is proposed to maintain the present use of gas station, lubritorium, car wash, motor vehicle repairs, storage and parking, and storage of motor vehicles; that is also proposed to install an open truck pit, add four new 550 gallon gas tanks, relocate and add new gasoline pumps to a total of six, set 10 ft. back of the 4th avenue building line; that it is further proposed to remove the existing dividing wall between the gas station and the parking lot and extend the gas station to the final plot size of 160 ft. on the westerly side of 4th avenue, thence southerly 100 ft., thence northerly 100 ft., thence easterly 42 ft., thence northerly 60 ft. and thence easterly along Douglass street 58 ft.; and

WHEREAS, the applicant states that the original gas station, having a frontage of 100 ft. and a depth of 100 ft., located on the west side of 4th avenue 60 ft. south of Douglass street, was erected under N.B. Applic. 5204 of 1924; that the present gas station, having a frontage of 90 ft. on 4th avenue and a depth of 58 ft. on Douglass street, was erected under Alt. Applic. 17650 of 1937, under Cal. No. 528-37-BZ; that certificate of occupancy No. 89707 was issued on October 20, 1938 for garage for more than five cars, gasoline station, lubritorium, auto laundry on the 1st floor and storage of non-combustibles on the mezzanine; that the remainder of the property, having a frontage of 70 ft.

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on 4th avenue, a depth of 100 ft. on the southerly lot line and located on the westerly side of 4th avenue, 90 ft. south of Douglass street, has a permit for parking and storage of more than five motor vehicles and sales and display of used cars, and was installed under Alt. Applic. 3995 of 1940; that certificate of occupancy No. 125922 was issued for this use; and

WHEREAS, the applicant contends that inasmuch as the present gas station is a legal use and as its extension to the south will be on property heretofore approved for gas station use under N.B. 5204 of 1924, the community will not be affected; that the gas station has been in use since 1924 and has therefore shown the need for this service and its extension will allow a more complete and efficient service; that 4th avenue is a main auto lane leading across Brooklyn and as such the present gas station and its extension are entirely in keeping at this point; that within the affected area, block 427, lot 38 is developed with a non-conforming use of auto repair shop and all of the premises within the affected area more than 100 ft. west of 4th avenue is in an unrestricted zone and said premises have been developed with uses appropriate to said zone; that with an unrestricted zone directly adjoining the site to the west, the proposed rehabilitation and extension of the present gas station is entirely in keeping; and

WHEREAS, the applicant states that the present owner has held title to the property since September 29, 1953; that the assessed valuation of land is \$63,500 and of the building \$24,000 making a total of \$87,500; that the building was erected 1924.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 5, 1938, as thereafter amended by resolution adopted May 24, 1938, by adding thereto:

"that in the event the owner desires to extend the premises by the addition of rear portion of lot 40, substantially as proposed and as indicated on plans filed with this application, marked 'Received July 22, 1954' (4 sheets), such extension of area and the use proposed may be permitted, under section 7c, as shown on plans filed with this application marked 'Received July 22, 1954' (4 sheets), *on condition* that the resolutions above cited shall be complied with and that on the interior lot lines where walls of adjoining buildings do not occur, there shall be erected and maintained a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height; that the additional space proposed to be used shall be paved with concrete or asphaltic paving; that suitable bumpers shall be maintained at all points where parking is proposed and herein permitted; that under section 7i there may be repairs to motor vehicles with hand tools only, maintained solely within the existing building and only for minor adjustments; that the open greasing pit may be constructed in the location shown on such plans; that the number of gasoline storage tanks may be increased by four 550 gallon approved gasoline tanks; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

362-46-BZ—Vol. II

APPLICANT—Arthur Levine, for Irving Goldberg, owner.
SUBJECT—Application March 5, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a business use district the use of more than the permitted percentage of floor space for manufacturing purposes.

PREMISES AFFECTED—725 Union street, north side, 69 ft. west of 5th avenue, Block 952, Lot 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine and Abraham Farber.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Deputy Chief Connors 3
Negative 0
Absent. Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 6, 1954 subject to regular procedure, as to floor area for manufacturing; and

WHEREAS, a public hearing was held on this application on November 23, 1954 after due notice by publication in the Bulletin; laid over to December 14, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Union street and 5th avenue are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 5, 1954 acting on Alt. Applic. 122-54, reads:

"1. Area for manufacturing exceeds that permitted under section 4, para. c, Art. II of Zone Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot, 30 ft. frontage by 95 ft. in depth, irregular, on which is located a four story and cellar building, 60 ft. in height, with a frontage of 30 ft. and a depth of 85 ft., for which certificate of occupancy No. 113877 was issued March 11, 1946 for the following use and occupancy: cellar—boiler room and storage; 1st floor—store; 2nd floor—light manufacturing; 3rd and 4th floors—sale and display of light merchandise; that the premises is actually occupied as follows: cellar—boiler room and storage and manufacturing (trunks); 1st floor—store and manufacturing of trunks; 2nd floor—manufacturing of blouses; 3rd floor—vacant; 4th floor—manufacturing of slippers; and

WHEREAS, the applicant further states that the building was built prior to 1911 and was occupied for store, dance hall and meeting rooms under dance hall permit No. 31-1911; that Alt. permit No. 3336-1920 was issued May 3, 1920 in which it was stated that the occupancy was storage and manufacturing and that the building as altered would be used for manufacturing marine upholstery and storage; that on September 13, 1921 the Board under Cal. 652-21-S granted on condition a variation from the requirements of the labor law considering means of egress adequate, noting that the building was occupied as follows: 1st floor—manufacture of mattresses, 3 persons; 2nd floor—manufacture of ice, 2 persons; 3rd floor—manufacture of mattresses—4 persons; 4th floor—mattresses, 4 persons; that on May 8, 1922 certificate of occupancy No. 2834A was issued, based on Alt. Applic. 18488-21, to permit the building to be used for its original occupancy as follows: 1st floor—store; 2nd floor—dance hall; 3rd and 4th floors—meeting rooms; that on November 28, 1928 certificate of occupancy No. 54051-28 was issued for the same occupancy as under certificate of occupancy No. 2834A-22, with the 1st floor 120 lbs. per sq. ft. and the 2nd, 3rd and 4th floors 100 lbs. per sq. ft.; that on August 21, 1931 certificate of occupancy No. 64932-31 was issued for the following use and occupancy: cellar—billiard room; 1st floor—store; 2nd floor—dance hall; 3rd and 4th floors—meeting rooms; that on March 11, 1946 certificate of occupancy No. 113877 was issued for the present permissible use and occupancy; that it is proposed to obtain a certificate of occupancy, substantially as follows: cellar—boiler room and storage and manufacturing, 4 persons; 1st floor—store and manufacturing, 5 persons; 2nd, 3rd and 4th floors—manufacturing of a type permitted in a business use district, 28 persons on the 2nd floor and 24 persons each on the 3rd and 4th floors; that it is also proposed to install a fire alarm system on all floors and to make several minor alterations; and

WHEREAS, the applicant contends that there is no economic demand for the use of the upper floors of the subject premises for a conforming use whereas there is an economic demand for manufacturing purposes; that the 2nd and 4th

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floors have been used for this purpose for many years; that the 3rd floor has been vacant for about two years and all attempts to use it conformingly have been unsuccessful, whereas the subject premises could be rented for manufacturing purposes provided a new certificate of occupancy for that purpose could be obtained; that a grant of this application would not adversely affect any of the nearby property owners, as it will merely be an extension of a permissible use in a business use district, and the use as proposed will not be noisy, obnoxious or offensive; that the area of this building which may be lawfully used for manufacturing of a kind permitted in a business use district is 2,550 sq. ft. or 25% of the total floor area of 10,200 sq. ft., excluding the cellar area; that the net usable area of the upper 3 floors is 5,547 sq. ft. or approximately 54% of the total floor area of the building; that a grant of this application will enable the owner to use the premises in its most beneficial manner while a denial will benefit no one and deprive the owner of the only feasible beneficial use of his property; that in view of the foregoing, it is respectfully requested that the application be granted for a stated term of 20 years, subject to such conditions and safeguards as the Board may deem appropriate; and

WHEREAS, the applicant states that the present owner has held title to the property since October 18, 1945; that the assessed valuation of land is \$11,500 and of the building \$28,500 making a total of \$40,000; that the building was erected 1911; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, subdivision e of the Zoning Resolution, for a term of ten years, to permit floor space in the building used for manufacturing operations not to exceed fifty (50) per cent of the total floor area; that the building shall not be increased in height or area and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified this date under Cal. No. 239-54-A; and that all permits shall be obtained, including a new certificate of occupancy and all work completed within six months of the date of this resolution.

239-54-A

APPLICANT—Arthur Levine, for Irving Goldberg, owner.
SUBJECT—Application March 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—725 Union street, north side, 69 ft. west of 5th avenue, Block 952, Lot 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine and Abraham Farber.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated February 5, 1954, on Alt. App. 122/54 reads:

"2. Live load of 3d & 4th floors to be adequate for 120 lbs. per sq. ft. Sect. 7.3.2.3 of Bldg. Code.

3. Provide fireproof passage on 1st floor for egress from rear stairway as per Rule #6 of B.S.A. Factory Rules.

4. Provide two legal exits from cellar leading direct to street as per 271 of Labor Law."

and

WHEREAS, this appeal was withdrawn July 13, 1954, without prejudice for the purpose of obtaining a new decision of the borough superintendent; and

WHEREAS, this appeal was reopened and restored to the docket September 21, 1954; and

WHEREAS, the decision of the borough superintendent, dated August 12, 1954, on Alt. App. 122/54, reads:

"2. Live load of 3d and 4th floors to be adequate for 120 lbs. per sq. ft. as per sect. 7.3.2.3 Bldg. Code.

3. Provide fireproof passage on 1st floor for egress from rear stairway as per Rule #6 of B.S.A. Factory from stairway in rear as per Rule #6 of B.S. & A.'s Factory Rules.

4. Provide two exits from cellar leading direct to street as per sect. 271 Labor Law."

and

WHEREAS, the applicant states the building is 4 stories, 60 ft. in height, 30 ft. by 85 ft. in area, Class 3 construction, erected prior to 1911 on a lot 30 ft. front by 95 ft. irregular in depth, in a business use, B area, Class 1½ height district; used and occupied since 1946: cellar—boilerroom, storage and manufacture of trunks, 4 persons; 1st floor—store and manufacture of trunks, 5 persons; 2nd floor—manufacture of blouses, 28 persons; 3rd floor—vacant; 4th floor—manufacturing slippers, 24 persons; and

WHEREAS, Certificate of Occupancy #11387 issued March 11, 1946, upon completion of work under Alt. App. 3679/45 permits the following use and occupancy: cellar—boilerroom and ordinary storage; 1st floor—store, 5 persons, 120 lb. live-load; 2nd floor—light manufacturing, 28 persons, 120 lb. live-load; 3rd and 4th floors—sale and display of light merchandise, 9 persons and 75 lbs. liveload each floor; and

WHEREAS, the applicant states that it is proposed to use and occupy the building as follows: cellar—boilerroom, storage and manufacturing trunks, 4 persons; 1st floor—store and manufacturing trunks, 5 persons; 2nd floor—manufacturing blouses, 20 persons; 3rd floor—manufacturing of a type permitted in a business district, 24 persons; 4th floor—manufacturing slippers, 24 persons; that the building is provided with one interior wood stairs, 4 ft. wide, enclosed in partitions of wood stud, covered with metal lath and ¾ in. plaster both sides, equipped with 1-hour test fireproof, self-closing doors; that the stairhall leads directly to street and is provided with ladder and scuttle to roof; that there is one fire escape on the front extending to street by stair; window and door openings on course of fire escape are fireproof, self-closing; and

WHEREAS, Violation 1471/54 was issued by the borough superintendent for deviation from certificate of occupancy 11387; and

WHEREAS, the applicant states the building was built prior to 1911 and occupied for store, dancehall and meeting rooms under Permit #31/11; that Alt. App. 336/20 was issued May 3, 1920 describing the occupancy as storage and manufacturing; and the building was used for manufacturing marine upholstery and for storage; that on September 13, 1921 the Board under Cal. 652-21-S granted a variation from the requirements of the Labor Law as to means of egress, at which time the building was occupied as follows: 1st floor—manufacturing mattresses, 3 persons; 2nd floor—manufacturing ice, 2 persons; 3rd floor—manufacturing mattresses, 6 persons; 4th floor—mattresses, 4 persons; that Certificate of Occupancy 2834-A was issued May 8, 1922, based on Alt. App. 18488/21, which permitted the following occupancy: 1st floor—store; 2nd, 3rd and 4th floors—dancehall and meeting rooms; that the present certificate of occupancy #113877 was issued March 11, 1946; that the building is provided with a fully enclosed fire-retarded stairhall from 4th to 1st floor, with fire-retarded passageway leading directly to street, equipped with 1-hour fireproof self-closing doors at all floor openings; there is an approved fire escape at the front; that there are now three means of egress from cellar, one

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leading direct to street and the other two exit to the 1st floor store; and

WHEREAS, the applicant states it is now proposed to install an enclosed fireproof stairway from the cellar to first floor passageway which leads direct to street; to install a fire alarm system on all floors and to make minor alterations as indicated on plans of proposed conditions filed with this appeal and to obtain a certificate of occupancy for the following use and occupancy: cellar—boilerroom, storage and manufacturing trunks, 4 persons; 1st floor—store and manufacturing trunks, 5 persons, 120 lbs. liveload; 2nd floor—manufacturing blouses, 28 persons, 120 lbs. liveload; 3rd floor—manufacturing of a type permitted in a business district, 24 persons, 75 lb. liveload; 4th floor—manufacturing slippers, 24 persons, 75 lbs. liveload; and

WHEREAS, the applicant contends as to Objection 2 that he has been informed the existing floor loads on the 3rd and 4th floors and adequate to sustain the present load; and

WHEREAS, the applicant contends as to Objection 3, that he has been informed and believes the present passageway on the 1st floor presents a safe condition; that it is 4 ft. 6 in. wide and the ceiling and wall partitions are all 1-hour fire-retarded partitions of wood studs covered with metal lath and $\frac{3}{4}$ " p.c. mortar on both sides; that the ceiling in cellar under 1st floor passageway and stairs is fire-retarded with $\frac{1}{2}$ in. plasterboards covered with 26 gauge metal; that the occupancy is only 48 persons above the 2nd floor; that the building is only 4 stories high with a fully enclosed fire-retarded stairhall and an approved fire escape and will be equipped with a fire alarm system; and in view of all these facilities, the applicant believes the conditions shown for the building are adequate to safeguard the occupancy; and

WHEREAS, the applicant contends as to Objection 4, that he is informed and believes the existing exit facilities from cellar will adequately safeguard the occupants of the building because the human occupancy is limited to 4 persons in the cellar and the occupancy of cellar is occasional rather than continuous; that there are three existing and proposed means of egress from cellar consisting of a stairway direct from cellar to street covered by a steel sidewalk cover at front of building; a 3 ft. 8 in. wide fireproof enclosed stairway at southeasterly corner of cellar leading up to the 1st floor store with head of stairway located less than 10 ft. from street door and a 3 ft. 11 in. wide enclosed stairway at the northwest corner of the building; that this stairway is proposed to be enclosed at the 1st floor so that it leads direct to present 1st floor passageway which leads direct to the street; and

WHEREAS, the premises were inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the borough superintendent, acting on Alt. A pp. 122 of 1954, Objections 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the existing live load of 100 lbs. per superficial foot shall be maintained on the upper floors and that such load shall be posted and maintained to the satisfaction of the borough superintendent; that as to Objection No. 3, the existing fire retarded passage on the street floor from the primary means of exit, consisting of a stairway at the rear, with enclosed passage to the street may be accepted provided such passage is fire retarded on the interior on the walls and ceiling and also on the cellar ceiling below such passage; and that the primary means of exit shall comply with the requirements and shall be maintained to the satisfaction of the borough superintendent; as to Objection No. 4, the proposed two means of exit from the cellar as indicated on plans filed with this appeal marked, "Received, March 5, 1954" (7 sheets), may be maintained *on condition* that the manufacturing use in the cellar shall not exceed what is now proposed; that the opening beyond the building line from one of the cellar exits shall be fitted with an easy opening device from the cellar side and that no padlock shall be maintained on the outside; that in all respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as

modified this date under Cal. No. 362-46-BZ, Vol. II; that there shall be a ladder and scuttle to roof from the top story in the main stair hall; that the fire escape on the front of the building shall be maintained as proposed with counter-balanced ladder to street; that in all other respects the building and occupancy shall comply with the requirements of the Building Code as to construction and occupancy, and shall not be increased in height or area; and that the existing stairway from the cellar to the first floor shall also be maintained and new stairway enclosed as proposed, from cellar to street floor; that an approved fire alarm system shall be installed and maintained throughout the building as proposed; that a new certificate of occupancy shall be obtained, superceding all previously issued certificates.

448-46-BZ—Vol. III

APPLICANT—Jacob Lubroth and Son, for Edward and Arthur Senft, owners.

SUBJECT—Application May 25, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit for a term of ten years in a residence use district, the change in occupancy from garage for more than five motor vehicles, to factory for light manufacturing in basement and first floor, (previously granted by the Board for a term of ten years to permit storage of motor vehicles used in oil business of owner).

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob Lubroth.

For Opposition: John J. Brady.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on June 22, 1954 subject to regular procedure, to consider change in use; and

WHEREAS, a public hearing was held on this application on November 23, 1954 after due notice by publication in the Bulletin; laid over to December 14, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, D area, class 1 height district; East 19th street and Avenue X are in residence and unrestricted use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 13, 1954 acting on Alt. Applic. 1306-54, reads:

"1. The proposed change in use from garage for more than 5 motor vehicles to factory for light manufacturing on both basement and 1st floors of this building located in a residence use district is contrary to the Zoning Res. Art. 2 Sect. 3. These premises were the subject of action by the Board of Standards and Appeals under Cal. 448-46-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 166 ft. 3-3/4 in. frontage by 100 ft. in depth, irregular, on which is located a building, basement and one story in height, presently used as a public garage for more than five cars; that the building occupies its full irregular shaped lot and is of class 3 construction, except for its first tier being of reinforced concrete; that the entire building is equipped with a two source approved sprinkler system and also with a standpipe system; that it is proposed to use the basement and first floor for manufacturing; and

WHEREAS, the applicant contends that the subject premises and the public garages on the opposite side of the street

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were erected in 1930 and 1925 respectively, prior to the change in zoning of the west side of East 19th street from an unrestricted to residential use district, which took effect in July 29, 1939; that as recently as April 8, 1954 the east side of East 19th street was also changed from an unrestricted use to light manufacturing use district, retaining however, the west side of East 19th street as a residential use district; that this retention was for the purpose of protecting the interests of the occupants of the residential buildings, who bought these dwellings solely for residential use, against the possible change of some of these residential buildings, by its owners, to a sort of combination of residence and shop work by using the basement as a small shop; that these residential buildings surrounding the subject premises were erected in 1936 at a time when this street was still designated as an unrestricted use district, which indicates that the owners of these residential buildings were aware of the non-conforming uses of the buildings on this same street and it is therefore felt that these property owners should have no complaint and certainly no cause to object to this application; that on the contrary their interests will be better served by the change from a public garage to light manufacturing because as a public garage, they are subjected to a lot of noise, especially at night when late comers drive up to the front of the entrance door and blow the horn for the attendant; that when the building will be changed to light manufacturing it will be quiet at all hours and especially after working hours; that the owner will comply with all the rules and regulations of the department of housing and buildings and other departments having jurisdiction as well as any other precautions that the Board may deem fit to impose; and

WHEREAS, the applicant states that the present owner has held title to the property since June 12, 1945; that the assessed valuation of land is \$23,000 and of the building \$48,000 making a total of \$71,000; that the building was erected 1930; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no basis for exercise of discretion to grant under Section 7, subdivision e of the Zoning Resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 1306-54, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

794-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Spofford Holding Corp., owner, Blue Hour Restaurant, Inc., lessee.

SUBJECT—Application April 1, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in the residence use district portion of plot, the extension of restaurant to include dancing and three piece band including piano (cabaret) (previously denied use of restaurant and addition of cabaret, bar and grill for general public, later granted change of use of dining area to restaurant, bar and grill for general public use for a term of two years without music).

PREMISES AFFECTED—311-315 93rd street, north side, 89 ft. east of 3rd avenue, Block 6103, Lot 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Anthony Luccaro and Anthony Barbara.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO EXTEND AREA—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors..... 4

Negative: 0

THE VOTE TO INCLUDE MUSIC—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Connors 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on May 11, 1954 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on November 30, 1954 after due notice by publication in the Bulletin; laid over to December 14, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 93rd street are in residence and business use, C area, class 1¼ height districts; 3rd avenue is in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated March 17, 1954 acting on Alt. Applic. 545-54, reads:

"1. In a hotel located partly in a residence use district and partly in a business use district the proposed extension of the restaurant use to include dancing and 3 piece band including piano (cabaret) is contrary to Art. II Sec. 3 of the zoning resolution and to the conditions of variance granted by the Board of Standards & Appeals Cal. No. 794-48-BZ, Vol. II."

and

WHEREAS, the applicant states that the premises consist of a plot, 44 ft. ¼ in. frontage by 110 ft. 15⅞ in. in depth, irregular, presently developed with a modern four story class 3 building, occupied as a class B multiple dwelling on the upper floors and rear of 1st floor and a restaurant, bar and grill at the front of the 1st floor; that the building was erected in 1926 under N.B. 14369 of 1926 and certificate of occupancy No. 45616 was issued for the occupancy of this building as a hotel; that the building was converted in 1945 under Alt. Applic. No. 3032 or 1945 to a class B multiple dwelling with a restaurant and dining room to be an accessory use for tenants of the building; that certificate of occupancy No. 113166 was issued for this use; that the building was further altered under Alt. Applic. 1953-49 and a variance granted by the Board under Cal. No. 794-48-BZ for a term of (2) two years, to use the front part of the 1st floor as a restaurant, bar and grill, the rear part as a class B multiple dwelling and the upper floors as a class B multiple dwelling; that certificate of occupancy No. 136157 was issued for this use; that it is proposed to maintain the upper floors and the rear of the 1st floor as a class B multiple dwelling and continue the 1st floor front use of restaurant, bar and grill; that it is further proposed to install the conjunctive use of a three piece band, including a piano, and dancing; and

WHEREAS, the applicant contends that inasmuch as the restaurant, dancing area and the band is small, the adjoining buildings will not be affected; that these uses are legal in the business portion of the site and it is requested that these uses be extended to the residence portion; and

WHEREAS, the applicant states that the present owner has held title to the property since 1939; that the assessed valuation of land is \$20,000 and of the building \$67,000 making a total of \$87,000; that the building was erected 1926;

Resolved, that the Board of Standards and Appeals does hereby *amend*, the resolution adopted on December 20, 1949, by adding thereto;

"to permit under Section 7, subdivision e of the Zoning Resolution for a term of five years, and as indicated on plans filed with this application marked, 'Received, April 1, 1954, (6 sheets), the extension of the existing use; and that there may be music consisting of not over three instruments, one of which may be a piano and the others two stringed instruments; that all permits shall be obtained and all work completed within six months of the date of this amended resolution and that a new certificate of occupancy shall be obtained, superseding prior certificates.

647-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Maria Suarz, owner, Angel's Auto Sales, lessee.

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SUBJECT—Application October 21, 1953 (decision of the borough superintendent), under sections 7e and 7i of the zoning resolution, to permit in a business use district, for a term of fifteen years, the maintenance of existing class 5 structure (quonset hut), for car washing, simonizing and motor vehicle repair shop in conjunction with existing office and storage, sales and display of cars.

PREMISES AFFECTED—535-549 Remsen avenue, east side, 100 ft. north of Church avenue, Block 4687, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and George Angelastro.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

APPLICATION OF BOND—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connors 3

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 10, 1953 subject to regular procedure, to consider additional use; and

WHEREAS, a public hearing was held on this application on November 16, 1954 after due notice by publication in the Bulletin; laid over to December 14, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Church avenue are in a business use, D area, class 1 height district; Remsen avenue is in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 2, 1953 acting on N.B. Applic. 1082-53, reads:

"1. Proposed erection of class 5 structure on a lot within a Business use district for car washing, simonizing and minor auto repairs (hand tools only) in conjunction with existing building, and storage, sales and display of cars violates Art. 11 Sec. 4a-29 and 52 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 140 ft. frontage by 100 ft. in depth, which is presently being used for the parking and storage of motor vehicles and sales and display of used cars; that the present frame building having a frontage of 12 ft. and a depth of 8 ft. is being used as an office in conjunction with said use; that these uses were installed under Alt. 4779-50 and certificate of occupancy No. 128654 was issued; that the site also contains a quonset hut of class 5 construction having a frontage of 48 ft. and a depth of 21 ft., erected without a permit; that it is proposed to use quonset hut for non-automatic car washing, simonizing and minor auto repairs with hand tools only; that it is also proposed to maintain the present use of parking and storage of motor vehicles and sales and display of new and used cars and the present 8 ft. by 12 ft. office; and

WHEREAS, the applicant contends that the present parking and storage of motor vehicles and sales and display of new and used cars is a legal use, and the additional use of car washing, simonizing and minor auto repairs will be conjunctive to present uses; that Remsen avenue is a highly traversed auto lane and as such the proposal is entirely in keeping at this point; that there are many non-conforming uses within the affected area as follows: block 4686, lot 1—gas station; block 4687, lots 30, 26 and 24—gas station, motor vehicle repair shop and used cars; block 4685, lots 19 and 14—storage and building materials and garage; that the site in question is adjoined to the north and the west by non-conforming uses and for that reason the owner is unable to develop the site with a conforming use; that inasmuch as all of the car washing, simonizing and minor auto

repairs will be conducted within the building, the block cannot be affected; that the block is adjoined to the east in lots 68, 70, 72, 73 and 75 by the backs of the private garages erected on these lots; that block 4687, lots 1, 3, 4, 7, 8 and 9; block 4711, lots 36, 38 and 39; block 4710, lots 36, 38, 39, 40 and 41 are developed with used car lots which are conforming uses in a business zone but show that the area is given over to some business having to do with motor vehicles; that the building, as proposed, has already been erected; and

WHEREAS, the applicant states that the present owner has held title to the property since February 2, 1950; that the assessed valuation of land is \$17,500 and of the buildings \$500 making a total of \$18,000; that the building was erected 1953; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no basis for exercise of discretion to grant under Section 7, subdivision e and i, of the zoning resolution;

Resolved, that the decision of the borough superintendent acting on N.B. Applic. 1082-53, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

315-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Missouri Enterprises, Inc., Sidney Moseson and William B. Putnam, owners, Missouri Enterprises, Inc., lessee.

SUBJECT—Application June 4, 1953 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district for a term of ten years, the erection and maintenance of a luncheonette, office, kiddie park and accessory parking of patrons' cars.

PREMISES AFFECTED—231-12 to 231-20 Northern boulevard, 45-02 to 45-20 232nd street, southwest corner and 45-15 to 45-23 231st street, Block 8164, Lots 15, 18, 30, 34 and 37, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

APPLICATION OF BOND—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 20, 1953 subject to regular procedure, for consideration of changed proposal; and

WHEREAS, a public hearing was held on this application on November 9, 1954 after due notice by publication in the Bulletin laid over to November 30, 1954, for inspection and decision; hearing closed; then to December 7, 1954, for inspection and decision; hearing previously closed; then to December 14, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 231st street and 232nd street are in residence and local retail use, D area, class 1 height districts; Northern boulevard is in a local retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 3, 1954 acting on N.B. Applic. 1559-53, reads:

"1. Proposed office, kiddie park and accessory parking of patrons' cars on a plot located partly in a Local Retail and partly in a Residence use district is contrary to Art. II Sec. 3 and 4-c of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 104.30 ft. frontage by 203.74 ft. in depth, irregular, presently vacant; that it is proposed to use the premises as a luncheonette, office, kiddie park and accessory parking of

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patrons' cars; that the luncheonette is a permissible use in a local retail district; and

WHEREAS, the applicant contends that there are many nonconforming uses within the affected area so that it would be impractical to develop the site with a conforming use; that these non-conforming uses are as follows: block 8085, lot 3—kiddy park; block 8086, lot 1—golf driving range; block 8186, lot 20—gas station; block 8165, lot 25—gas station and block 8164, lot 22—gas station; that the site is adjoined to the west by a gas station and opposite by a golf driving range in addition to the other non-conforming uses within the affected area; that Northern boulevard is a main arterial highway and all of the surrounding area is sparsely developed with the mapped streets not open or in use; that the use of the property as proposed will provide an income to the owner to help him defray carrying charges and enable him to pay city taxes until such time as the area develops to the point that it can support retail development along the Northern boulevard portion of the premises; that the character of this affected area and the site does not warrant its use for its zoned purpose of local retail and residence use and the proposed temporary development is one of the few uses that the site is adaptable to at this time; that the area reserved for the accessory parking of patrons' cars will make the project self contained and not impose any parking or traffic problem to the area; that this land has been filled in at great cost to the owners and the proposed development is adaptable on this land and would enable the owners to recapture a small part of the cost of said fill; that the premises were in a business zone until 1945 and until which time the kiddy park could have been installed; that the requested variance will not adversely affect the immediate community but will do substantial justice and permit beneficial use of a vacant lot having no useful purpose as presently zoned and will be in entire accord with the general purpose and intent of the zoning resolution; and

WHEREAS, the applicant states that the present owners have held title to lots 15 and 18 since January 12, 1953; lots 30 and 34 since October 11, 1951 and to lot 37 since January 7, 1952; and the assessed valuation of land is \$8,200; and

WHEREAS, an application under Volume I for a similar use on Lots 30 and 34 was denied on July 1, 1954; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivisions e and h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on NB App. 1559/53 Objection 1, be and is hereby *affirmed* and that the application be and it hereby is *denied*.

478-53-BZ

APPLICANT—Joseph Amaru, for James and Edward Muro, owners.

SUBJECT—Application June 18, 1953—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the maintenance of motor vehicle repair shop (including body and fender work), to existing gasoline service station, non storage garage for more than five motor vehicles, lubritorium and car washing.

PREMISES AFFECTED—46-01 108th street, southeast corner of 46th avenue, Block 2002, Lot 1, Corona, Borough of Queens.

APPEARANCES—

For Applicant: James Muro.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 26, 1954 after due notice by publication in the Bulletin; laid over to November 23, 1954, at 10 A. M. for inspection and decision by the Board without further argument; hearing closed; then laid over for inspection and decision; date to be set; and then set for December 14, 1954; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 46th avenue are in residence and business use, C area, class 1½ height districts; 108th street is in a business use, C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated June 2, 1953 acting on Alt. Applic. 2270-52 and superseded by Alt. Applic. 2270-52 dated September 8, 1954 reads:

"1. Proposed motor vehicle repair shop (including body and fender work), spray booth, lubritorium and incidental car washing in addition to existing non-storage garage for more than 5 motor vehicles and gasoline service station in a business and residence use district is contrary to Art. II Sect. 3 & 4(a) (29) of the Zoning Resolution.

2. Location of a business entrance within 75-0 of a residence use district is contrary to Art. II Sect. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 150 ft. in depth, on which is located a building 100 ft. front by 127 ft. in depth, one story in height, of class 3 construction, and a gasoline service station on 108th street frontage; that it is proposed to permit the motor vehicle shop, including body and fender work, to continue; that it is further proposed to keep all other existing uses; and

WHEREAS, the applicant contends that on January 29, 1923, the father of the present owners established a garage and service station on the site in question, the lot at that time being 100 by 100 ft.; that it was approved March 31, 1923 and granted unrestricted use; that in 1924 an additional 50 ft. of land was acquired, which comprises the property as it exists today; that on this additional land an extension was built in 1924 in which motor vehicle repair shop, including body and fender shop, has been in operation since the date of completion, though it appears that no permission was granted for such use; that it is believed that at that time it was not necessary for a garage, which also conducted a motor vehicle repair shop, to have a separate permit where the area was unrestricted; that in 1927 the premises were again altered and a gasoline station was put in front on 108th street; that fire department folder No. 42002-04 shows that the premises was used for a motor vehicle repair shop as indicated by notations dated May 31, 1923, June 12, 1925, August 20, 1931, and in 1935 an additional fee was paid for kerosene used on the premises for cleaning parts of motor in process of being repaired; that in 1937 this fee was raised to include the use of 50 gallons of kerosene (premises are heated by steam); that in September 1943, after the zoning was changed for the World's Fair in 1939, the record indicates that the premises was being used as a motor vehicle repair shop and no additional permit was required; that on September 9, 1944 premises was used as a garage, oil selling and motor vehicle repair shop and again on October 4, 1947 the record states use to be a garage, oil selling and motor vehicle repair shop; that on August 20, 1952, as a result of complaints made, the fire department conducted an investigation and found occupancy to be oil selling station, non-storage garage, auto laundry and lubritorium in the forward portion, motor vehicle repair shop and auto body and fender work in rear portion, all under the same ownership and management; that the report further states that while this premises is a zone violation according to Article II, Para. 2. Subdiv. 29 of the zoning resolutions, the fact that it was continuously in operation since 1924 excepts it from this provision; that no motor vehicle repair shop permit would

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be required due to this provision (referring to Sec. C19-74.0) which excepts adjoining or adjacent premises under a garage permit; that on August 28, 1952 it was found that there was no cause for complaints; and

WHEREAS, the applicant further contends that in 1939, at the time of the World's Fair, the zoning was changed from an unrestricted use to a business and residence use; that a violation was issued on July 10, 1952 and an application was made to the borough superintendent and on the basis of the objection drawn, this application is being made; that the area surrounding the site consists of the Long Island railroad, a beer depot, two other repair and service stations, an ice depot, a motor vehicle repair shop, a peanut roasting factory, an electrical supply house, business and commercial stores and several manufacturing concerns occupying premises on both 46th avenue and 108th street, several parking lots and some old dwellings; that the continuance of business on the site in question will not be harmful to the area; that the present owners have undergone considerable expense in beautifying the premises; and

WHEREAS, the applicant states that the present owner has held title to the property since January 29, 1923; that the assessed valuation of land is \$24,500 and of the buildings \$35,500, making a total of \$60,000; that the building was erected 1923; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7i, to permit motor vehicle repairing on the premises in such locations as are proposed and shown on plans filed with this application, marked "Received June 18, 1953" (3 sheets) and "June 3, 1954" (2 sheets), *on condition* that such repairing shall be as proposed and shall be maintained within the building; that there shall be a fireproof enclosure erected for the spray room, properly ventilated through the roof to the satisfaction of the Fire Commissioner, and located toward the southeasterly portion of the premises where indicated; that under Section 7A the entrance now existing may be permitted, as shown on such plans; that such fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the spray room structure as permitted under this variance shall be filed with and approved by the Borough Superintendent; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

116-54-BZ

APPLICANT—Ingram S. Carner, for Eswin Construction Corp., owner.

SUBJECT—Application February 17, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—231-13 to 213-21 Linden boulevard and 116-64 to 116-72 232nd street, northwest corner, Block 11332, Lot 1, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: John V. Kingston, Peter F. Le Panto and Joseph E. Thomas.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert

and Deputy Chief Connors 3

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 16, 1954 after due notice by publication in the Bulletin; laid over to December 14, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 232nd street are in residence and local retail use, D and G-1 area, class 1 height districts; Linden boulevard is in a local retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 8, 1954, acting on N. B. Applic. 39-54, reads:

"1. The erection of a gasoline service station, lubritorium, auto laundry (non automatic) office storage and sales of auto accessories and parking of cars waiting to be serviced in the local retail portion of a plot partly in a local retail zone and partly in residence zone is contrary to Art. II Sect. 4-c of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 103.43 ft. and 110.64 ft. frontage by 100 ft. in depth, irregular, presently vacant; that as of July 25, 1916 the property in question was in a one times height district and a D area district; that the portion of the property within 100 ft. of Linden boulevard was zoned business and the remainder was residence; that on December 19, 1938 the portion of the property more than 100 ft. from Linden boulevard was rezoned to a class ½ height district and an E district; that the present local retail district became effective on January 21, 1947 and the present class ½ height designation within 100 ft. of Linden boulevard and the G-1 district both became effective on June 30, 1952; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant further states that it is proposed to erect a one story gasoline service station, lubritorium, non-automatic auto laundry, storage and sales of auto accessories and parking of cars awaiting service; that this proposed building is to be of colonial design and will occupy only approximately 1,372 sq. ft. or less than 14% of the total land as against an allowable coverage of approximately 6,170 sq. ft. for an allowable business building; that it is further proposed to set the building back 10 ft. from the rear line and seed and landscape this portion; that a suitable 5 ft. high chain link fence will be erected along this lot line to within 20 ft. of 232nd street where a 4 ft. high brick and picket fence wall will be erected and will be carried for 85.64 ft. along 232nd street in order to protect this street; and

WHEREAS, the applicant contends that the property to the west has a blank wall running almost completely to the rear lot line and these premises are used as stores which provides an existing buffer for the proposed station; that Linden boulevard is a heavily trafficked thoroughfare at this point and the need exists for a gas station to serve the area; that these premises cannot be used reasonably for stores as there exists within this immediate area the following group of stores—block 12746, lot 60; block 11331, lot 1; block 11332, lot 6; block 12750, lots 1, 2, 4 and 5 and many others within close proximity; and

WHEREAS, the applicant states that the present owner has held title to the property since March 3, 1939 and that the assessed valuation of land is \$20,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no basis for exercise of discretion to grant under Section 7, subdivision e of the zoning resolution.

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Resolved, that the decision of the borough superintendent, acting on N. B. Applic. 39-54, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

273-54-BZ

APPLICANT—Theodore L. Soontup, for Louis Bronson, owner.

SUBJECT—Application April 14, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence, business and manufacturing use district the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—90-25 144th place (Vanderbilt avenue), east side, 134.6 ft. south of Jamaica avenue, Block 9985, Lot 37, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Theodore L. Soontup.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-

ert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 7, 1954 after due notice by publication in the Bulletin; laid over to December 14, 1954 for further consideration; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence, business and manufacturing use, C and D area, class $\frac{1}{2}$ height districts; Jamaica avenue is in a business use, C and D area, class $\frac{1}{2}$ height district; 144th place is in residence and business use, C and D area, class $\frac{1}{2}$ height districts; and

WHEREAS, the decision of the borough superintendent, dated April 7, 1954 stating on Alt. Applic. 337-54, reads:

"1. Proposed use of premises for public parking and storage of motor vehicles on a plot located partly in a residence use district and extending partly into a business use district and manufacturing use district is contrary to Art. II Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 115.40 ft. frontage by 125 ft. in depth, irregular, presently vacant; that it is proposed to permit the parking and storage of motor vehicles; and

WHEREAS, the applicant states that the rear portion, measuring 25 ft. by 75 ft. or 1,875 sq. ft., which is partially in a manufacturing use and a business use district, abuts lots Nos. 7 and 107, which are owned and occupied by the Queens Bifocal Co. Inc., the owners of the proposed public parking lot; that they manufacture and assemble eye glasses; that their building faces the busy thoroughfare of Jamaica avenue where metered parking restricts their use or parking space to two hours, thereby working considerable hardship on the owners and employees for the parking of their cars; that the proposed parking lot will be open to the public but space will be reserved during business hours for the free parking of employees' cars, and this parking lot would therefore provide the much needed parking space; that the front portion of the lot is in a residence use district, except for the triangular areas within 100 ft. of Jamaica avenue, which is in a business use district; that the area directly to the south, for a distance of 92 ft. is residential use abutting a business use; that the area directly to the north abuts a business use district; and

WHEREAS, the applicant contends that during the day this proposed parking lot would assist greatly in providing off street parking areas for people shopping in the neighborhood stores; that the parking lot just north of the site (lot 1, southeast corner of 144th place and Jamaica avenue) is a

private parking lot for a nearby business, and is not open to the public; that on 144th place, 400 ft. directly south of the subject site is the Jamaica Arena where boxing and wrestling matches are held; that on the nights of these contests, the streets are jammed with automobiles parked all over the area because of the inadequate off street parking facilities and this proposed parking lot would help greatly to relieve this situation; that it is proposed to level the parking lot to street grade and surface it with cinders, rolled and treated with a binder, and chain link wire fencing will be provided on all lot lines as well as along the building line; that in order to protect the residences opposite the site, a screen of landscaped shrubbery will be provided all along 144th place with only one opening therein; that when Jamaica Arena is in operation, the site is jammed with illegal parkers who are trespassers and who park in a helter-skelter fashion and it is felt that the proposal for a controlled, orderly, fenced and landscaped parking lot will distinctly improve this condition; and

WHEREAS, the applicant states that the following zone changes for this area have taken place: from residence use to residence and business use—amended October 14, 1944; from $1\frac{1}{2}$ to $\frac{1}{2}$ times height district—amended June 30, 1947; from D district to C and D district—amended June 30, 1947; and

WHEREAS, the applicant states that the present owner has held title to the property since April 2, 1952 and that the assessed valuation of land is \$7,500; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board, which found that as to Lot 1 adjoining, there is no fencing and the parking use on the premises spills over to subject Lot 37; that the attention of the Department of Housing and Buildings should be called to the fact that part of the premises is in a residence use district; and

WHEREAS, the committee recommended that under certain conditions this application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five (5) years, to permit the portion of the plot within the residence use district to be used for parking in conjunction with the portion of the plot in the manufacturing use district where parking could be obtained, but to which there is no access except across the residence use area, *on condition* that the plot shall be leveled substantially to the grade of 144th place and paved with steam cinders or clean gravel, treated with a binder and properly rolled; that the plot shall be maintained substantially as proposed and as indicated on plans marked "Received April 14, 1954" (2 sheets), *on condition* that there shall be erected on all lot lines a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height; that such fence may be omitted where walls of adjoining buildings occur on the lot lines; that on the lot line to the south adjoining lot 36 in lieu of such fence there shall be erected a masonry block wall extending from the building line to a point approximately 5 feet beyond the depth of the house; that such wall may be erected and maintained with the approval of the owner of lot 36, and under agreement that its location does not confer title, may be located within lot 37 for a distance of one or two feet away so as to provide more clearance between the parking and such house so as to widen the delivery path; that the entrance to the plot for parking and storage may be not over 15 feet in width with curb cut opposite of similar width, without splay; that the sidewalk in front of the premises and curbing shall be reconstructed or repaired to the satisfaction of the Borough President; that during the term of this variance the plot shall be used for no other use and no buildings shall be erected thereon, except there may be a frame building not over one story in height and 100 sq. ft. in area maintained

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near the entrance, to be used solely as an office and shelter for the attendant; that along the street building line inside the fence there shall be a space not less than 5 feet in depth maintained with suitable planting to a height of the required fence; that aisles for easy entrance and egress shall be maintained; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be limited to one sign attached to the fence, advertising only the parking and storage use, the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not be illuminated and shall not extend beyond the building line; that only cars of the pleasure car type shall be parked; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

351-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Trisolini, owner.

SUBJECT—Application April 14, 1954 (decision of the borough superintendent), under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1275-1283 Gun Hill road, north side, from Bouck to Wilson avenues, 3201-3211 Wilson avenue and 3250-3256 Bouck avenue, Block 4734, Lot 92, Borough of the Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: E. L. Biskind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 5, 1954 after due notice by publication in the Bulletin; laid over to October 26, 1954, at request of objectors; no further request for adjournments; then to November 23, 1954, for inspection and decision without further argument; hearing closed; then to December 7, 1954, for inspection and decision; hearing previously closed; then to December 14, 1954, for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Bouck avenue and Wilson avenue are in residence and business use, C area, class 1 height districts; Gun Hill road is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 18, 1954 acting on N.B. Applic. 208-54, reads:

"1. The proposed occupancy of the premises which is located partly in business and partly in residence district for a gasoline service station, lubricatorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles is contrary to Art. II, Section No. 3 and No. 4 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 241.92 ft. frontage by 102.76 ft. and 106 ft. in depth, irregular, on which are located five 1-car garages and a 10 ft. by 10 ft. frame office; that the open portion of the site is used for the parking and storage of motor vehicles and open storage of lumber; that certificate of occupancy No. 7175-50 was issued for the parking and storage of motor vehicles and certificate of occupancy No. 11214-52 was issued for the

five 1-car frame garages; that no certificate of occupancy was issued for the storage of lumber; that it is proposed to erect a modern gasoline service station consisting of ten 550-gallon gasoline tanks and four dual type dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction, having a frontage of 70 ft., a depth of 85 ft., irregular, and contain the conjunctive uses of lubricatorium, minor auto repairs with hand tools only, car washing, storage, lockers, office and sales; that the major portion of the open site will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the building as contemplated will be highly modern in design and will be entirely in accord with surrounding architecture; that Gun Hill road is a heavily trafficked auto lane and as such the contemplated gas station is entirely within keeping at this point; that with the large home development in the area, the gas station becomes a vitally required service to the community; that there are sufficient stores now in use to accommodate the entire area and it would not be economically feasible to erect additional stores; that there are no other gas stations within the affected area and the contemplated gas station is as much a required service to the community as the many retail stores; that a planted area will be maintained along the northerly lot line as well as a 2 ft. high brick wall with a 3 ft. 6 in. high iron fencing; that this brick wall and fence will also extend 102.76 ft. on the Wilson avenue building line and 20 ft. on the Bouck avenue building line; that the planted area will provide permanent light and ventilation to the adjoining lots and will also act as a buffer to the said adjoining land; that the entire gas station will be confined to the business portion of the lot; and

WHEREAS, the applicant states that the present owner has held title to the property since November 21, 1952; that the assessed valuation of land is \$22,000 and of the buildings \$1,500, making a total of \$23,500; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, there is now a conforming use of parking on the plot and it is maintained in an objectionable condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f, h and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7, subdivision f of the Zoning Resolution to permit for a term of fifteen years the premises to be occupied as a gasoline service station as proposed and as indicated on plans filed with this application marked, "Received, April 14, 1954" (3 sheets) and amended by revised plan marked, "Received, December 9, 1954" (one sheet), except that on such plan of December 9, 1954, there shall be no pylon erected, standing above the roof; that there shall be no signs above the roof; that signs shall comply with the requirements hereinafter stated; that all buildings and uses on the premises shall be removed; that the premises shall be levelled substantially to the grade of Gun Hill Road, and shall be constructed substantially as proposed and shown on such plans above cited; that the portion in the residential use district to the west shall not be used for gasoline service station purposes; that such space shall be properly landscaped with suitable material and with concrete curbing along the zoning line to protect planted area; that the accessory building shall have no window openings on the lot lines of adjoining premises; that the accessory building shall in all other respects comply with the requirements of the Building Code therefor; that there shall be no cellar under the accessory building; that such building shall be arranged substantially as shown; that the car washing shall be by hand only and not by machine; that the equipment for the lubricatorium and repairs shall be of the hydraulic type; that along the lot lines to the north and west where walls of the proposed accessory building do not occur there shall be erected a masonry wall not less than two feet in height with a steel

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picket fence erected on such masonry wall to a total height of not less than five feet six inches; that such fence shall be continued along Wilson Avenue to the intersection and along the westerly lot line to Bouck Avenue; that suitable masonry terminating posts shall be erected and maintained at the building lines; that along the westerly lot line adjoining lot number 191 there shall be in addition to the fence above required a planted area not less than five feet in width protected with a concrete curb and planted with suitable planting material; that a similar planted area with suitable planting material shall be maintained with a protective curbing parallel to the building line along Wilson Avenue; that pumps shall be of a low approved type, substantially where shown and erected and shall be not nearer than 15 feet from the building line of Gun Hill Road; that curb cuts shall be restricted to four curb cuts, not over 30 feet in width, to Gun Hill Road and located where shown and one to Bouck Avenue of similar width; that where curb cuts approach the lot lines as extended they shall be not nearer than five feet therefrom; that at the intersection of Gun Hill Road and Wilson Avenue there shall be maintained a block of concrete not less than 12 inches in height and extending a distance of not less than five feet along either intersection; that the balance of the premises where not occupied by such building, pumps and planted areas, shall be paved with concrete or asphaltic surfacing; that the number of gasoline storage tanks shall be limited to ten (10) 550 gallon approved gasoline tanks; that the sidewalks and curbing around the premises shall be reconstructed or restored to the satisfaction of the borough president; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that any lights for illumination shall have reflectors so arranged as to reflect away from the residential occupancy on Wilson Avenue; signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line at the intersection of Gun Hill Road and Wilson Avenue of a post standard for the supporting of a sign which may be illuminated, advertising the brand of gasoline on sale and permitting such a sign to extend beyond the building line for a distance of not more than four feet; that under Section 7i there may be minor repairs for adjustments with hand tools only carried on solely within the accessory building; under Section 7h there may be, for a similar term, the parking of cars awaiting service towards the westerly portion of the premises; that such cars parked shall be limited to the cars of the pleasure car type only; that the accessory building shall be faced with face brick; that all permits shall be obtained; including a new certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

426-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Anna Klein, owner.

SUBJECT—Application May 27, 1954 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—78-01 to 78-19 Linden boulevard, north side, from 79th street to Sapphire street, 135-33 to 135-39 Sapphire street and 135-32 to 135-40 79th street, Block 11376, Lot 23, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 23, 1954 after due notice by publication in the Bulletin; laid over to December 14, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Linden boulevard, 79th street and Sapphire street are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 10, 1954 acting on N. B. Applic. 1321-54, reads:

"1. Proposed use of premises located in a residence use district as a gasoline service station, lubritorium, car washing, minor auto repairs, office and sales, parking and storage of motor vehicles is contrary to Sec. 3 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 213.08 ft. frontage by 100.08 ft. in depth, irregular; that the premises are presently being used as an auto graveyard and two frame shacks; that no permits or certificate of occupancy are indicated in the records of the department of housing and buildings for this use; that it is proposed to remove the present use, fill in the plot to grade and secure a variance for the period of 15 years in order to erect a modern gasoline service station consisting of twelve 550 gallon gasoline storage tanks and six dispensing pumps; that the proposed accessory building will have a frontage of 62 ft., a depth of 30 ft., one story in height, of class 3 construction and contain the conjunctive uses of lubritorium, car washing, minor auto repairs and office and sales; that the open part of the site at the northerly part will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the proposed accessory building will be highly modern in design and improve the appearance of the entire area; that a 5 ft. wide and 10 ft. wide planted area will be maintained at the northerly lot line which will give the adjoining land to the north added permanent light and ventilation and act as a buffer; that Linden boulevard is a heavily trafficked auto lane leading across Brooklyn and Queens and as such the proposal is entirely in keeping at this point; that the attendant noises, fumes and traffic on Linden boulevard precludes the use of the site for residence use; that the removal of the present use on the site and the substitution with a modern, clean gasoline service station will do much towards improving the entire community; that the present open canal in the bed of 79th street is not conducive to residence use of the site; and

WHEREAS, the applicant states that the present owner has held title to parcel A since February 19, 1954; parcel B, and parcel C, since December 23, 1952; that the assessed valuation of land is \$3,800 and of the buildings \$200, making a total of \$4,000; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, subdivision e of the Zoning Resolution to permit for a term of (15) fifteen years, the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received, May 27, 1954" (4 sheets), *on condition* that complete working drawings shall be submitted to the Board for further consideration and imposition of conditions before such plans are filed with the borough superintendent, such plans shall be filed within three

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months of the date of this resolution; that proper study should be given on the working drawings to the waterway in 79th street and curb cut shown on the plans opening on 79th street to be omitted in view of canal; that due consideration be given to a barrier along the 79th street portion of the premises at the building line so as to prevent any wash of gasoline entering the canal; that after approval of working drawings by the Board, all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

447-54-BZ

APPLICANT—Leonard F. Rothkrug, for Cosmo Finnochio, owner.

SUBJECT—Application June 4, 1954 (decision of the borough superintendent), under sections 7e and 21 of the zoning resolution, to permit in the retail use district portion of plot located in residence and retail district the erection and maintenance of retail stores and a wholesale bake shop with loading space and two car garage.

PREMISES AFFECTED—192-14 to 192-22 Northern boulevard, southwest corner of 193rd street, Block 5516, Lot 16, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: George McGirr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 30, 1954 after due notice by publication in the Bulletin; laid over to December 14, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 193rd street are in residence and retail use, C area, class 1 height districts; Northern boulevard is in a retail use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 24, 1954 acting on N. B. Applic. 117-53 and superseded by N. B. Applic. 117-53 dated October 25, 1954, which reads:

"1. Use of premises located in a retail and residence use district as a wholesale bake shop, stores, two car garage and loading space is contrary to Art. II Sec. 3 and 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 80.08 ft. and 108.65 ft. frontage by 112.01 ft. in depth, irregular; that the use district maps accompanying the zoning resolution show that until May 4, 1953 Northern boulevard was in residence and business use, C area, class 1 height districts; that on May 4, 1953 the use district of Northern boulevard was changed to a retail use district and that the remainder is in a residence use district; that there is presently erected the shell of the proposed building being 80 ft. $\frac{3}{4}$ in. front on Northern boulevard, 100 ft. front on 193rd street by 43 ft. 8 in. in depth from 193rd street and 42 ft. 4 in. in depth from Northern boulevard; that it is proposed to use the existing building as four retail stores, wholesale bake shop, loading space and garage; and

WHEREAS, the applicant contends that Northern boulevard for a distance of 100 ft. southerly and parallel with Northern boulevard was in a business use district; that the remaining portion of the site and tax block 5516 was in a residence use district; that the owner purchased the property in September,

1952 and the proposed building was to be occupied, in part, by him for the conduct of his wholesale bakery business, presently located at 104-08 Northern boulevard; that the sole reason for the purchase of the premises was to obtain adequate space and facilities for his business; that there is no use proposed in the residence use portion of the premises; that plans were approved under N. B. 117-53 on April 10, 1953 and for several months thereafter the owner was unable to proceed with construction because of strikes; that building permit No. 5457 was issued on September 21, 1953 and a contract to build was signed by the owner; that late in November of 1953 it was found that the permit had been issued in error since the City Planning commission had effected a change in the use district, to a retail use district on May 4, 1953 and revoked the permit; that the procedures of the City Planning commission, which are not the subject of this appeal, are such that only constructive notice of a pending change in use district designation is given to the property owners within the area affected; that no attempt is made to give actual notice of the proposed change even though the commission requires, when they are not proposing a change on their own initiative, that the petitioner send notice by registered mail to affected property owners and prominently display notices about the property; that because of the failure of the commission to make any attempt in the instant case to give actual notice of the change and because of the faulty administrative procedures of both the City Planning commission and the Department of housing and buildings, the owner of the subject property and the building department itself were unaware that the use district designation had been changed from business to retail use subsequent to approval of plans under N. B. 117-53, but prior to issuance of the building permit; that zoning violation 217-53 was issued December 1, 1953 stating that "the building was being constructed as a bake shop, stores and 2 car garage and loading space (manufacturing)."; that the building was being constructed in accordance with approved plans and under the building permit at the time the superintendent revoked the permit; that construction work did not cease immediately and could not reasonably cease immediately since it was necessary to complete the shell of the building before the construction could be left to the ravages of winter weather and the marauding of vandals; that the shell was completed in January and all work was stopped in February; that the building is as yet unfinished and therefore unoccupied; and

WHEREAS, the applicant further contends that the owner has invested his life savings and bankrupted himself in a building which cannot be used by him in the conduct of his business; that on a comparative basis the heavy balance of negligence unquestionably weighs against the City Planning Commission and the Department of Housing and Buildings; that it is proposed to occupy the building by four retail stores in part, all of said stores being permissive uses in a retail use district; that it is proposed that the retail store on the southwest corner by a retail bakery store and in addition a wholesale bake shop with offices, baking and garaging of delivery trucks to the rear; that the uses proposed are identical with the uses approved while the premises was in a business use district and there is no way the building can reasonably be relocated; that the wholesale bakery business of the type proposed is much like the ordinary type of retail business and is not accompanied by offensive noises, but is accompanied by pleasant odors; that the building under construction represents a substantial improvement on the present undeveloped condition of a substantial part of Northern boulevard; that the building when completed, as can be seen by the shell, will enhance the development of this retail business section and can have no adverse effect whatsoever; that all loading and unloading will be within the building and the very nature and size of the business is such that the only delivery trucks involved will be small trucks and of the non-trailer type; and

WHEREAS, the applicant states that the present owner has held title to the property since September 6, 1952; that the assessed valuation of land is \$11,000 and of the building \$21,000 making a total of \$32,000; and

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WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the zoning resolution and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent acting on N.B. App. 117-53, Objection 1, be and it hereby be *affirmed* and that the application be and it hereby is *denied*.

456-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel and Stanley W. Berman, owners.

SUBJECT—Application June 7, 1954 (decision of the borough superintendent), under sections 7f, 7h and 7i of the zoning resolution to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—7602-7624 Flatlands avenue, south side, from East 76th to East 77th streets, 901-911 East 76th street and 902-910 East 77th street, Block 8013, Lots 1, 4, 5, 6 and 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 16, 1954 after due notice by publication in the Bulletin; laid over to December 14, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, F area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 24, 1954 acting on N.B. Applic. 305-54, reads:

"1. The proposed construction of a gasoline service station, lubricatorium, car washing, minor auto repairs, office & sales, storage, parking & storage of motor vehicles within a business use district is contrary to the Zoning Res., Art. II, Sect. 4(a)."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 90 ft. in depth, presently vacant; that it is proposed to erect a modern gasoline service station; that the proposed accessory building will have a frontage of 62 ft., a depth of 30 ft., one story in height of class 3 construction and contain the conjunctive uses of lubricatorium, car washing, minor auto repairs, office and sales and storage; that part of the open site will be reserved for the parking and storage of motor vehicles; that the gas station proper will consist of twelve 550 gallon gas storage tanks and six dispensing pumps; and

WHEREAS, the applicant contends that as Flatlands avenue is a main auto lane leading across Brooklyn the proposed gas station is entirely in keeping at this point; that the modern effect of the proposal will go far towards improving the entire area and point the way for modern development of the community; that although Flatlands avenue is zoned for business the use of junked autos in block 7997, auto parts storage in block 7995, is not conducive to business development of Flatlands avenue; that block 8013, lot 66 is

used for storage of crates; block 8014, lot No. 1 is occupied by a gas station, which is a non-conforming use; block 8012, lot 400, also within the affected area and in an unrestricted zone, is occupied by a garage; that therefore as shown the site is unsuitable for anything but a gas station, as proposed, and it is requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to lot 1 since January 12, 1954; lot 4, June 26, 1954; lots 5 and 6, October 23, 1953 and to lot 8 since July 23, 1953; that the assessed valuation of land is \$8,450; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, subdivision f, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* for a term of fifteen years, to permit the premises to be occupied as a gasoline service station, with accessory uses, substantially as proposed and as indicated on plans filed with this application marked "Received, October 14, 1954" (3 sheets), *on condition* that complete working drawings shall be furnished for consideration by the Board and imposition of conditions before such plans are filed with the Borough Superintendent, within three months from the date of this resolution, and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

768-54-BZ

APPLICANT—Ralph E. Leff, for Bridge Duffield Corp., owner, The Brooklyn Eagle, lessee.

SUBJECT—Application October 1, 1954 (decision of the borough superintendent), under section 19A(hl) of the zoning resolution, to permit in a manufacturing use district the use of one loading berth for two trucks, without the required depth.

PREMISES AFFECTED—116-124 Duffield street, 122-144 Johnson street, southwest corner, and 295-301 Bridge street, Block 2047, Lots 13 to 17 inclusive, 19 and 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ralph E. Leff and Isadore Cohen.

For Opposition: Regina Weiss and Isaac S. Canetti.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings, and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 14, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Duffield street and Johnson street are in a manufacturing use, B area, class 2 height district; Bridge street is in manufacturing and unrestricted use, B area, class 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 2, 1954 acting on N.B. Applic. 423-54, reads:

"2. Depth of loading berths to be at least 33'-0" as per sect. 19-A par. h-1 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. 6 in. frontage by 100 ft. in depth, on which a building is being constructed for the use of the Brooklyn Daily Eagle, to be two stories and penthouse in height, erected under N.B. Applic. No. 423-54; that this

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structure is a steel frame, reinforced concrete slab class 1 building 200 ft. 6 in. front and 100 ft. deep in the cellar and each of the first two floors and 76 ft. 4 in. front and 100 ft. deep on the penthouse floor; that it is proposed to permit one loading bay for two trucks to be less than required depth; and

WHEREAS, the applicant further states that the entire building is to be provided with an approved two source sprinkler system; and

WHEREAS, the applicant contends concerning objection No. 2, that the building is being provided with loading berths for three trucks; that loading bay No. 2 is greater in depth than the 33 ft. required by the zoning resolution, as this bay will be used to receive rolls of newsprint; that loading bay No. 2 will be for two trucks and is used for newspaper delivery; that these delivery trucks do not exceed 20 ft. in length; that permission for loading bay No. 1 to be only 25 ft. in depth is requested inasmuch as the delivery trucks will not project beyond the building when in the bay and therefore conforms with the intent of section 19A of the zoning resolution; and

WHEREAS, the applicant states that the present owner has held title to the property since March 26, 1954 and that the assessed valuation of land is \$58,000; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19A, subdivision j of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under Section 19A, Subdivision j to permit the loading berths as proposed and as indicated on plans filed with this application marked "Received, October 1, 1954" (6 sheets), to be accepted in lieu of the size as required under Section 19A(h)(1) on condition that the shorter berth shall not at any time be used for trucks longer than 20 feet; that the deeper berth shall be used for longer trucks; that this variance shall continue only so long as this requirement is maintained and that the building in all other respects complies with all laws, rules and regulations applicable other than as modified this date under calendar number 769-54-A; that all permits shall be obtained and all work completed within six months from the date of this resolution; and that a Certificate of Occupancy shall be obtained.

769-54-A

APPLICANT—Ralph E. Leff, for Bridge-Duffield Corp., owner (The Brooklyn Eagle, lessee).

SUBJECT—Application October 1, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—116-124 Duffield street, 122-144 Johnson street, southwest corner and 295-301 Bridge street, Block 2047, Lots 13-17 inclusive, 19 and 26, Borough of Brooklyn.

APPEARANCES—

For Applicant. Ralph E. Leff and Isadore Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated September 2, 1954, acting on N.B. App. 423/54, reads:

"1. Provide two legal means of egress from 3rd floor leading direct to street as per Sect. 270 of Labor Law."

and

WHEREAS, the applicant states the building will be 3 stories, 43 ft. 9 in. in height, 200 ft. 6 in. front by 100 ft.

in depth, of Class 1 construction, in a manufacturing use, B area, Class 2 height district; used and occupied: cellar—storage, boilerroom, toilet, 9 persons; 1st floor—loading, press room and offices, 168 persons; 2nd floor—offices, 217 persons; 3rd floor—offices, 70 persons; that the building will be provided with a 2-source sprinkler system throughout; there will be two 3 ft. 8 in. wide interior fireproof stairs, one of which will extend to roof bulkhead and the other will be provided with ladder and scuttle to roof; stairwalls will lead directly to street; and

WHEREAS, the applicant states the third floor penthouse will have a 3 ft. 8 in. wide enclosed steel stairs leading directly to Duffield street and in addition there will be direct access over the roof to the bulkhead of a 3 ft. 8 in. wide enclosed steel stair leading directly to Bridge street; that inasmuch as the building will be of Class 1 construction throughout and fully sprinklered, it is requested that the Bridge street stairs be accepted as a second means of egress from the penthouse floor; and

WHEREAS, the premises were inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the borough superintendent acting on N.B. App. 423/54, Objection No. 1, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the two existing means of egress on the third floor as indicated on plans filed with this appeal marked, "Received, October 1, 1954" (7 sheets) as a penthouse shall be maintained for office work only as proposed in conjunction with the use of the balance of the building; that the building shall not be increased in height or area; that a sprinkler system shall be installed and maintained throughout the building; and that in all other respects the building shall comply with all laws, rules and regulations applicable to the building and occupancy, except as modified by the Board under Calendar Number 768-54-BZ of this date.

Adjourned: 2:55 P. M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 14, 1954, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

1105-48-SA

APPLICANT—Automatic Burner Corporation, owner.

SUBJECT—Application reopened September 28, 1954—re additional trade names—re ABC Oil Burner, Model 52A; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative. Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 1105-48-SA

Subject: Amendment to resolution as to additional trade names.

Automatic Burner Corporation, Chicago, Illinois, requested by letter dated August 11, 1954 that the resolution

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adopted May 3, 1949 and as amended through June 22, 1954 under Cal. No. 1105-48-SA be amended so as to permit the ABC Oil Burner, Model 52A to be marketed under additional trade names. The application was reopened by a vote of the Board, September 28, 1954.

Recommendation

The Committee on Test recommends that the resolution adopted May 3, 1949 and as amended through June 22, 1954 under Cal. No. 1105-48-SA be amended so as to permit the ABC Oil Burner Model 52A to be marketed under the following trade names; including those previously approved under Cal. No. 1105-48-SA; Cities Service Oil Burner Model CS 52A, Luxaire Oil Burner Model 52A, Moncrief Oil Burner Model 52A, Kalamazoo Oil Burner Model 52A, Meyer Oil Burner Model 52A, Dowagiac Oil Burner Model 52A, Comforts Zone Oil Burner Model 52A, Solar Flame Oil Burner Model 2, Liebhlich Oil Burner 2L6 and Pacific Steel Boiler #6 Oil Burner and Fitzgibbons Oil Burner Model 52A, Kleen-Heet Oil Burner Model 77A, Norge Oil Burner Model COB-12, Burnham Oil Burner Model 52A, International Economy Oil Burner, Silent Automatic Models OCE-14, OCE-25 and OCE-35, Crane Line Oil Burner Models 4872, 4888, 7872 and 7888, Jackson and Church Poweroil Model JC-52A and the Armstrong Oil Burner Model D-6-1 and C-6-2 and Silent Automatic Oil Burner Models 14-COA, 25-COA and 35-COA on condition that the requirements of the resolution adopted May 3, 1949 under Cal. No. 1105-48-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of May 3, 1949 through June 22, 1954 in accordance with the above report.

360-50-SA

APPLICANT—Automatic Burner Corporation, owner-manufacturer.

SUBJECT—Application reopened September 28, 1954—re additional trade names—re Burnham Oil, Model 55; Home Oil Burner, Model 55; Comfortzone Oil Burner, Model 55; Norge Heat Oil Burner, Model FOB-55; Radiation Oil Burner, Model 55; Richmond Oil Burner, Models P10A, P11A, and P12A; Rybolt Oil Burner, Model 55; Certified Oil Burner, Model 55; Solar Flame Oil Burner, Model 55; Well McLain Oil Burner, Model 55; Cities Service Oil Burner, Model CS-55; Kleen-Heet Oil Burner, Model 80 and Fitzgibbons Oil Burner, previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 360-50-SA

Subject: Amendment to resolution as to additional trade names.

Automatic Burner Corporation, Chicago, Illinois, requested by letter dated August 11, 1954, that the resolution adopted

October 17, 1950 and amended at various times through July 7, 1954 under Cal. No. 360-50-SA so as to permit the ABC Oil Burner Model 55A to be marketed under additional trade names. The application was reopened by a vote of the Board on September 28, 1954.

Recommendation

The Committee on Test recommends that the resolution adopted October 17, 1950 and as amended through July 7, 1954 under Cal. No. 360-50-SA be amended so as to permit the ABC Oil Burner Model 55A to be marketed under the following trade names; including those previously approved under Cal. No. 360-50-SA; Burnham Oil Burner, Model 55, Homer Oil Burner, Model 55, Comfortzone Oil Burner Model 55, Norge-Heat Oil Burner, Model FOB 55, Radiation Oil Burner, Model 55, Richmond Oil Burner, Model P10A, P11A and P12A, Rybolt Oil Burner, Model 55, Certified Oil Burner, Model 55, Solar Flame Oil Burner, Model 55, Weil-McLain Oil Burner, Model 55, Cities Service Oil Burner, Model CS55, Kleen-Heet Oil Burner, Model 80, Fitzgibbons Oil Burner, Model 50 and Kewanee Oil Burner, Model 55. The Hess Company, Hess Oil Burner, Model 55. Ingersoll Steel Division, Borg Warner Corporation, Ingersoll Oil Burner, Model 55. Ko-Z-Aire Company, Ko-A-Aire Oil Burner, Model 55, Kiske Products Incorporated, Kensico Oil Burner, Model 55. Utica Radiator Corporation, Utica Oil Burner, Model 55. Dunkirk Radiator Corporation, Dunkirk Oil Burner, Model 55, International Heater Company of Utica, New York, under the trade name of International Economy. The Coleman Company, Wichita, under the trade name Coleman Model 194-700, 194-705, 595-700, 592-700, 595-705 and 592-705 and by the Timken Silent Automatic Divisions of Timken Detroit Axle Company, under the trade name Silent Automatic Models 80-HOA, 96-HOA, 135-HOA, 148-HOA, 132-HOA and 90-HOA. The Crane Company, Chicago, Illinois, under the trade name of Crane Line Oil Burner, Models 4606, 4608, 4869, 4870 and 4871 and 4868. Jackson and Church under the trade name Jackson and Church Poweroil Model JC-55A and Power Oil Model 55-A.

Rybolt Heater Company, under trade name of Rybolt Model 55A, Firewel Company under trade name of Firewel Burner Model 55A, Lycoming-Spencer under trade name of Spencer Heater Model 55A, on condition that the requirements of the resolution adopted October 17, 1950 under Cal. No. 360-50-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of October 17, 1950 through July 7, 1954 in accordance with the above report.

231-53-SA

APPLICANT—Avco Manufacturing Corp., Bendix Home Appliances Division, owner (Bruno-New York, Inc., Agent).

SUBJECT—Application April 6, 1953—Bendix Automatic Washer, Gyramatic Model G-314, approval of.

APPEARANCES—

For Applicant: A. E. Wixon.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

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WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 231-53-SA

Subject: Bendix Automatic Washer Gyramatic, Model G-314, approval of.

Avco Manufacturing Corporation, Bendix Home Appliance Division, Indiana, filed April 6, 1953 an application with the Board of Standards and Appeals for approval of the Bendix Automatic Washer Gyramatic Model G-314 under the provisions of the Submerged Inlet Rules of the Board.

Purpose

The appliance is an automatic clothes washing machine.

Description

The Model G-314 is basically the same as the models B-212, C-411 and C-412 (approved by the Board June 17, 1952 under Cal. No. 907-50-SA) differing only in construction details necessary to balance the cylinder and tub assembly so that the cabinet of the washer need not be bolted to the floor.

The suspension, consisting of a tub assembly closed at the back by a bearing plate which supports a cylinder within the tub is suspended by four springs within the outer cabinet. The suspension is counter-balanced by cast iron weight so that the center of gravity falls on the horizontal and vertical center lines of the tub and on the center line of the clothes load during extraction and spinning.

An additional modification is the addition of an immersion type electric heater which is attached to the inside of the rear bearing plate in such a way as to be completely immersed when the water is at an operating level for washing period. The user of the machine positions the selector switch in the "Hot" position, thereby, causing the entrance of hot water during the wash period only and the operation of the heater during the time the tub is full of water. The electrical circuit is so arranged as to prevent the heater being energized when the water is other than at a proper level as controlled by the water pressure switch.

Inspection and Test

Details of construction of model G-314 were compared with details of model B-212 (approved by the Board June 17, 1952 under Cal. No. 907-50-SA) by Asst. Engr. John A. Darts Committee on Test and were found to differ from model B-212 as herein described. The electric immersion heater has been tested by the Underwriters Laboratory and the model G-314 with the electrical immersion heater has been approved by the Underwriters Laboratory under electrical 12352 Application No. 48C1255.

Recommendation

On the basis of the inspection and the data filed by the applicant the Committee on Test recommends the approval of the Bendix Automatic Washer Model G-314 for voluntary installation under the provisions of C26-191.0 Administrative Building Code, as having met the requirements of C26-1277.0.h Administrative Building Code and the Submerged Inlet Rules of the Board for individual use.

When installed, in battery, the connections to waste shall be as follows:

Maximum No. of Bendix per Battery	Water Line Diameter
3	2"
12	3"
30	4"

Slop sink requirements:

2" to 3" diameter water line-slop sink 20" x 24" x 16" deep.

3½" to 4" diameter water line-slop sink 3" x 3" x 3".

All slop sinks to have mushroom strainers having a diameter the same size as the waste line.

The foregoing table is based upon being no specific provisions for this type of equipment in C26-1291.0 wherein the fixture equivalents can be determined from the table contained therein for the equipment when connected in battery and in addition, the discharge pump on each individual machine unit greatly facilitates the rate of discharge to the waste line. In all cases the size of the trap and branch to the soil stack from the slop sink to be one commercial size larger than the branch line header connecting the battery units.

It is further recommended that each unit bear a label permanently affixed reading as follows:—"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 231-53-SA" and that all installations in battery be submitted to the Department of Housing and Buildings, and the Department of Water Supply, Gas and Electricity for investigation in order that the requirements of this resolution are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

855-53-SA

APPLICANT—Rubenstein Dental Equipment Co., for Central Dental Manufacturing Co., owner.

SUBJECT—Application November 24, 1953—Central Dental Manufacturing Co., Dental Cuspidor, No. 70 (Pedestal type), approval of.

APPEARANCES—

For Applicant: George H. Rubenstein.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 855-53-SA

Subject: Central Dental Manufacturing Company Dental Cuspidor No. 70 (Pedestal Type), approval of.

Rubenstein Dental Equipment Company, for Central Dental Manufacturing Company, Kentucky, filed November 24, 1953, an application with the Board of Standards and Appeals for approval of the Central Dental Manufacturing Company Dental Cuspidor No. 70 (Pedestal Type), under the provisions of the Submerged Inlet Rules of the Board.

Purpose

The appliance is a dental cuspidor.

Description

The base of the cuspidor is cast iron, the main cuspidor is aluminum. The glass bowl is held in place on the top of the aluminum pedestal by means of a threaded ferrule with a rubber gasket to cushion the glass bowl. The water supply piping and waste line piping, inside the pedestal, are of copper and brass. The valve control assembly is of solid

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brass and contains a self setting valve which controls the supply nozzle that flushes the bowl.

Inspection and Test

The details of construction of the cuspidor were examined by Asst. Engr. J. A. Darts Committee on Test and E. A. Bauman, Department of Water Supply, Gas and Electricity. The cuspidor was so constructed that the water supply line terminated 0'-1" above the over-flow rim of the cuspidor bowl.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Central Dental Manufacturing Co. Dental Cuspidor No. 70 (Pedestal Type) and as herein described for use in New York City when installed in accordance with the Submerged Inlet Rules of the Board on condition that the air gap be maintained as herein described and that an asperator shall not be incorporated in the cuspidor and further that the appliance bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 855-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

208-54-SM

APPLICANT—Dresser Mfg. Division of Dresser Industries, Inc., owner.

SUBJECT—Application March 17, 1954—Dresser Couplings and Fittings Style 38, 65 and 90, approval of.

APPEARANCES—

For Applicant: Howard V. Kitchen.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 208-54-SM

Subject: Dresser Couplings and Fittings, Style 38, 65 and 90, approval of.

Dresser Industries Inc., Bradford, Pennsylvania, filed March 17, 1954 an application with the Board of Standards and Appeals for approval of the Dresser Couplings and Fittings, Style 38, 65 and 90 under the provisions of C26-1327.0 Administrative Building Code.

Purpose

The couplings are compression type fittings for gas service.

Description

The basic design of the three styles of couplings are similar.

Style 90

Construction:

Dresser Style 90 Fittings consist of a heavy forged steel or malleable iron body; two resilient, specially compounded

gaskets; two steel self-centering, protective gasket retainer cups and two heavy end nuts. Fittings are assembled ready-to-use before shipment.

Strength:

Minimum wall thickness of all fittings is always greater than that specified for 150 psi fittings.

Gaskets:

An extra large gasket section is provided in the Style 90 to assure reserve packing power. Dresser gaskets are specially compounded for gas service to last as long as the pipe. They are continuously tested for plasticity, resiliency, low permanent set. They are of sufficient fluidity to provide pressure equalization under stress and maximum deflection of connected pipes.

Gasket Retainer Cups:

The gasket retainer cup design is an exclusive Dresser feature. They center themselves on the gasket and keep it in correct position, thereby, preventing friction between gasket and end nut. This eliminates gasket catching in threads of end nut with consequent false sense of tightness. Without this cup, the nut may be tight due to gasket expanding into nut threads, but the gasket might be quite loose. They closely confine gasket permitting more clearance between end nut and pipe and greater pipe deflection.

Working Principle:

Style 90 End Nuts compress the resilient gasket, which maintain gasket pressures securely and permanently forming a seal which stays gas tight for the life of the line. The gasket is completely confined and protected from any possible damage from nut threads by the patented Dresser Gasket Retainer Cup.

Style 38

Construction:

The Dresser Coupling consists of one cylindrical steel middle ring, two steel follower rings, two resilient gaskets of special Dresser Compound, and a set of high strength steel track head bolts.

Strength:

Middle Rings—Thickness or strength of this part is always made equal to or greater than that of the pipe.

Followers—Followers have ample strength to maintain a constant, even pressure against the gaskets, the wide outer rim provides an added measure of rigidity.

Gaskets—In every case, the gasket section is made generous enough to furnish more than adequate sealing surface and "Pack" between couplings and pipe.

Working Principle:

The middle ring has a conical flare at each end to receive the wedge portion of the gaskets. The follower rings confine the outer ends of the gaskets. Tightening the bolts draws the follower rings toward each other, compressing the gaskets in the spaces formed by follower rings, middle ring flares and pipe surface, to effect a flexible, leak-proof seal.

Style 65

Construction:

In Dresser Style 65 Couplings, the body is of high strength, seamless steel. Fitting bodies are of certified malleable iron, conforming to A.S.A. specifications of 150 psi malleable fittings, retainer ring is steel. Fittings, ells, tees, etc. are provided with pipe stops. Couplings have no pipe stops. Gaskets are Dresser Grade 27 ARMORED.

Strength:

Style Fittings conform to A.S.A. specifications for 150 psi for malleable fittings.

Gaskets:

Dresser Grade 27 ARMORED Gaskets, specially compounded for gas service to last, as long as the pipe. They are continuously tested for plasticity, resiliency, low permanent set. They are of sufficient fluidity to provide pres-

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sure equalization under stress and maximum deflection of connected pipes.

Gasket Retainer Cups:

The gasket retainer cup design is an exclusive Dresser feature. They center themselves on the gasket and keep it in a correct position, thereby, preventing friction between gasket and end nut. This eliminates gasket catching in threads of end nut with consequent false sense of tightness. Without this cup, the nut may be tight due to gasket expending into nut threads, but the gasket might be quite loose. The closely confined gasket, permitting more clearance between end nut and pipe, and greater pipe deflections.

Working Principles

Style 65 End Nuts compress the resilient gasket, which maintain gasket pressures securely and permanently, forming a seal which stays gas tight for the life of the line. The gasket is completely confined and protected from any possible damage from nut threads by the patented Dresser Gasket Retainer Cups.

Inspection and Test

Samples of the fitting were inspected by Asst. Engr. J. A. Darts Committee on Test. The fittings were tested by the Underwriters Laboratory; the tests were as follows: Chemical test on the gasket; Hydrostatic test of 1250 psi; Leakage test under 500 psi and Electrical conductivity test. The complete report, Underwriters Laboratory Misc. Hazard 5918 Application No. 53C3324 is on file with and is part of the record.

Recommendation

On the basis of the inspection and tests and the data filed by the applicant, the Committee on Test recommends the approval of the Dresser Couplings and Fittings style 38, 65 and 90 for use in New York City on gas piping buried outside the building as permitted under C26-1327.0 Administrative Building Code on condition that the fittings bear a label reading as follows:—"Approved by the board of Standards and Appeals for use in New York City under Cal. No. 208-54-SM" or in lieu thereof the packages or cartons in which the material is marketed may be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

312-54-SM

APPLICANT—National Gypsum Co., owner.
SUBJECT—Application April 19, 1954—Gold Bond Gripboard (acoustical tile), approval of.

APPEARANCES—

For Applicant: E. J. Duffy.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 312-54-SM

Subject: Gold Bond Gripboard (acoustical tile), approval of.

Sheldon H. Cady for National Gypsum Company, Buffalo, New York, filed April 19, 1954 an application with the Board of Standards and Appeals for approval of the material known as Gold Bond Gripboard under the provisions of C26-178.0 Administrative Building Code.

Purpose

The material is used as a backer board for acoustical tile.

Description

The material is a 2'-0" x 8'-0" x 0-1/2" gypsum board with black face paper and with reinforced grey back paper for increased screw holding power. The long edges are either tongue and grooved and square and the short edges are square only. The material is designed for use with the Gold Bond "J" Mechanical Suspension System (approved by the Board under Cal. No. 754-52-SM June 2, 1953).

Inspection and Test

The material was inspected by Asst. Engr. J. A. Darts Committee on Test at the applicant's plant Buffalo, New York in conjunction with the use of this material with the Gold Bond "J" Mechanical Suspension System. The material functioned as designed as a backing for acoustical tile.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Gold Bond Gripboard as manufactured by the National Gypsum Company for voluntary use in New York City under the provisions of C26-191.0 Administrative Building Code as a backing for acoustical tile in mechanical suspension system on condition that the board be stamped, marked or tagged:—"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 312-54-SM." and further that the material shall only be used with the Gold Board "J" Mechanical Suspension System approved June 2, 1953 under Cal. No. 754-52-SM.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

383-54-SM

APPLICANT—Rock-Crete Corp., owner.
SUBJECT—Application May 11, 1954—Rock-Crete Standard and Jumbo Size Cinder Concrete Brick, approval of.

APPEARANCES—

For Applicant: N. C. Castronova.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

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REPORT OF COMMITTEE ON TEST

Re: Cal. 383-54-SM

Subject: Rock-Crete Standard and Jumbo Cinder Brick, approval of.

Rock-Crete Corporation, Ridgefield, New Jersey, filed May 11, 1954 an application with the Board of Standards and Appeals for approval of the material known as Rock-Crete Standard and Jumbo Cinder Brick under the provisions of the Masonry Rules of the Board.

Purpose

The cinder brick is to be used in masonry construction.

Description

The brick is made of one part approved portland cement, one and one parts of sand and five one half parts of cinders (1:1½:5½) mix. The water cement ratio is 6 gallons per sack of cement.

The brick is formed on a Besser machine, steam cured for twelve hours, then air cured.

Inspection and Test

The plant of the applicant at Ridgefield, New Jersey, was inspected by Asst. Engr. J. A. Darts Committee on Test and N. C. Castronova representing the applicant. Sample bricks were identified and marked. Tests, in accordance with the requirements of the Masonry Rules were conducted at the Haller Testing Laboratory.

Results were as follows:

1. *Jumbo*
Compressive Strength (average 5 specimens)—3831 p.s.i.
Modulus of Rupture (average 5 specimens)—790 p.s.i.
Absorption (average 5 specimens)—12.27%
2. *Standard*
Compressive Strength (average 5 specimens)—4250 p.s.i.
Modulus of Rupture (average 5 specimens)—665 p.s.i.
Absorption (average 5 specimens)—8.03%

Recommendation

On the basis of the inspection and test and the data filed by the applicant the Committee on Test recommends the approval of the material known as Rock-Crete Cinder Brick when manufactured as herein described for use in New York City under the provisions of the Masonry Rules of the Board on condition that the brick be marked in accordance with the requirements of the Masonry Rules of the Board and C-26-306.0 Administrative Building Code.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

497-54-SA

APPLICANT—John J. Nesbitt, Inc., owner.

SUBJECT—Nesbitt Gas-fired Unit Heater, Models G-25-F, G-50-F, G-75-F, G-100-F, G-130-F, G-170-F and G-200-F, approval of.

APPEARANCES—

For Applicant: John C. Borden.

ACTION OF BOARD—Appliance approved in accordance with the Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 497-54-SA

Subject: Nesbitt Gas Fired Unit Heater, Models G-25-F, G-50-F, G-75-F, G-100-F, G-130-F, G-170-F and G-200-F, approval of.

John J. Nesbitt Inc., owner-manufacturer filed June 9, 1954 an application with the Board of Standards and Appeals for approval of Nesbitt Gas Fired Unit Heater, Models G-25-F, G-50-F, G-75-F, G-100-F, G-130-F, G-170-F and G-200-F under the provisions of Article 12 Administrative Building Code.

Purpose

Suspended gas-fired unit heaters for commercial installation.

Description

The heat exchanger consists of combustion chamber, heat exchanger tubes and draft diverter or draft hood. The combustion chamber is made of No. 11 gage steel, welded to form a box. The heat exchanger tubes are formed of No. 20 gage, aluminized steel with a seam-welded joint. The draft hood is made of No. 20 gage aluminized steel also. Cast-iron crown sheets or tube sheets connect the heat exchange tubes to the combustion chamber and to the draft hood. The draft hood itself includes flue connection for venting products of combustion and relief openings to prevent any downdrafts from blowing air down through the heat exchanger tubes.

The burner assembly is made in the form of a drawer, which can be removed as a unit from the heater. The burner assembly includes drilled port, cast iron burners, mounted on cast iron venturi mixing tubes, gas manifold shutters which control the quantity of primary air introduced into the gas stream at the mixing tube and orifices at the entrance to the mixing tubes to control the quantity of gas supplied to the burners. The control assembly includes a manual main cut-off valve, a manual pilot cut-off valve, pilot burner, safety pilot, automatic control valve and electrical limit switch and a gas pressure regulator. The control assembly, including connecting piping and fittings is attached to the gas manifold at the burner drawer. The safety pilot and pilot burner (for igniting the main burners) are fastened to the burner drawer adjacent to the burners.

The casing consists of two side pans, top and bottom covers, top and bottom corners, louvres casing is constructed of No. 18 gage steel. Major supporting members are of 18 gage or heavier steel. Attached to both the casing and heat exchanger assembly is the hanger assembly, which terminates in two 3/4" pipes threaded and extended through the top of the casing. The bottom pan is hinged and can be lowered to permit cleaning of the interior of the unit.

The electrical assembly includes wiring, junction box, protective flexible metal covering and terminals. Fan and motor assembly is supported on the back sheet of the casing by a wire fan guard and motor mount in the four smaller sizes and sheet metal supporting frame work in the three larger sizes.

Gas heater controls are sized so that the maximum pressure drop through controls and gas manifold is 1" water gage or less. Inasmuch as the different gases must be furnished in different quantities, depending on their heating value, this results in several different control setups for any one unit size.

Public Utilities furnishing manufactured gas sometimes require that a diaphragm type of automatic control valve be used instead of a solenoid type. Manufactured gas is high in gum content and these utilities feel that there is an inherent danger of a solenoid sticking because of gum deposits from the gas.

The safety pilot operates to cut off the main supply whenever the pilot burner goes out. On city gases, the safety

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pilot is so installed that it will cut off only the main gas supply to the burners but the pilot burner itself continues to receive gas. Therefore, on these gases it is possible to operate a relay which cuts out the automatic control valve from the safety pilot.

Inspection and Test

A model of the Nesbitt Gas Fired Unit Heater Model 130 was inspected at 66 West 125th Street, Manhattan and found to operate as designed. Present at the inspection and test were Chief Engr. L. V. Huber of the Committee on Test and J. Borden representing the applicant.

This heater is also marketed under the trade names of: Airtherm Manufacturing Company, American Air Filter Company, Inc., Grinnell Company, Inc., ILG Electric Ventilating Company, Warren Webster & Company and Westinghouse Electric Corporation. The heater has been approved by the American Gas Association, Certificate No. 4-1110.101, 4-1110.401, 4-1110.501, 4-1110.201, 4. (1110.6 and 1.61).001, 4-1110.301.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Nesbitt Gas Fired Unit Heater Models, G-25-F, G-50-F, G-75-F, G-100-F, G-130-F, G-170-F and G-200-F for use in New York City when manufactured and installed in accordance with the report and the requirements of C26, Article 12 Administrative Building Code provided each heater bears a label permanently affixed reading:—"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 497-54-SA." These heaters may also be marketed under the name ILG Model 25N, 25NL, 50N, 50NL, 75N, 75NL, 100N, 100NL, 130N, 130NL, 170N, 170NL, 200N, 200NL, Airtherm GH-25, GH-50, GH-75, GH-100, GH-130, GH-170, GH-200, Webster WG-25, WG-50, WG-75, WG-100, WG-130, WG-170, WG-200, Grinnell GF-25, GF-50, GF-75, GF-100, GF-130, GF-170, GF-200, American Air Filter Company (Herman Nelson) SX0021, SX0051, SX0071, SX0101, SX0131, SX0171, SX001, Westinghouse Speed Heater Model WG-25-F, Style 1560897, WG-50-F—1560898, WG-75-F—1560899, WG-100-F—1560900, WG-130-F—1560901, WG-170-F—1560902, WG-200-F—1560903, and further that all ports and orifices are approved for the type of gas used by the A.G.A. The committee further recommends that this unit shall not be installed in garages or places of explosive atmospheres.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

536-54-SA

APPLICANT—Dredger Realty Corporation, owner.
SUBJECT—Application June 18, 1954—Dredger Oil Buffer for Elevator, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 536-54-SA

Subject: Dredger Oil Buffer for Elevators, approval of.

Dredger Realty Corporation, Brooklyn, New York, filed June 18, 1954, an application with the Board of Standards and Appeals for approval of the appliance known as the Dredger Oil Buffer under the provisions of C26-950.0 Administrative Building Code.

Purpose

The device is designed to stop or retard the elevator car or counterweight.

Description

The outer casing, porting tube, and oil box are filled with specified oil to a level. The cast bronze piston works between the outer case, and port-tube, the latter is drilled with a specified size and number of holes. Between the plunger head and spring seat at top of porting tube is a spring which returns the plunger to its extended position.

When the descending car strikes the buffer, the piston is forced down and the oil beneath it is discharged through the holes in porting tube into the porting tube, also into the space behind piston as it moves downward.

The pressure in the cylinder, required to discharge the oil through the small holes, acts to retard the movement of the buffer piston and this is the force that brings the car to rest.

The control of this pressure depends on the spacing and number of holes in the porting tube. When the car traveling at high speed, is about to strike the buffer, the comparatively heavy plunger and piston are at rest.

To lessen the force of the impact, a cushion spring is provided at the top of the plunger and the car first strikes this spring and compresses it. In addition, the arrangement is such that about the first 2 inches of downward travel of the plunger can take place with practically no resistance from the oil. This is effected by drilling from 3 to 9— $\frac{3}{4}$ " dia. holes; the number depending on the buffer stroke, just below the piston and above the small porting holes. These large holes form a ready means of escape of the oil and until the piston moves past them there is little or no pressure on the oil. A rubber block, further, aids in absorbing the initial shock. Near the end of stroke the piston passes the last porting hole, the only remaining passage of oil is the small clearance between piston and the tube walls. This brings the buffer to rest without any jar.

Inspection and Test

The buffer, spring return type, 31 inch stroke was tested at the National Bureau of Standards as having the following rating:

Minimum weight of car or counterweight— 5,000 lbs.
Maximum " " " " " —13,500 lbs.
Maximum governor tripping speed — 750 ft. per min.

Graduation No. 2

Minimum weight of car or counterweight— 2,560 lbs.
Maximum " " " " " — 8,350 lbs.
Maximum governor tripping speed — 750 ft. per min.

The tests were made in accordance with the requirements of C26-1187.0 through C26-1191.0 Administrative Building Code.

The Bureau has also certified that the buffer having a different stroke length and porting will give the following:

Graduation 1

Stroke	Porting	Weight of Cars		Max. Governor Tripping Speed
		Min.	Max.	
22	#9	5000 lbs.	13,500 lbs.	625 ft. per min.
14	#9	5000 lbs.	13,500 lbs.	480 ft. per min.
8	#9	5000 lbs.	13,500 lbs.	350 ft. per min.

Graduation 2

22	#13	2560 lbs.	8350 lbs.	625 ft. per min.
14	#13	2560 lbs.	8350 lbs.	480 ft. per min.
8	#13	2560 lbs.	8350 lbs.	350 ft. per min.

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Recommendation

On the basis of the foregoing data, the Committee on Test recommends the approval of the Dredger Oil Buffer when installed in accordance with the requirements of the Administrative Building Code and when used within the limitations herein described and marked as required under C26-950.0 Administrative Building Code and further that the appliance bears a label permanently reading:—"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 536-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

450-48-SM—Vol. II

APPLICANT—Great Lakes Carbon Corporation, owner.
SUBJECT—Application for consideration—reopening as for report as to transfer of approval to new owner and for inspection and approval of their plant—re Permalite Gypsum Plaster (for fireproofing steel columns); previously approved.

APPEARANCES—
For Applicant—None.

ACTION OF BOARD—Application reopened for report as to transfer of approval to new owner and for inspection and transfer of their plant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

737-48-SM

APPLICANT—Great Lakes Carbon Corporation, owner.
SUBJECT—Application for consideration—reopening and report as to transfer of approval to new owner and for inspection and approval of their plant—re Permalite Plaster; previously approved.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application reopened for report as to transfer of approval to new owner and for inspection and transfer of their plant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

776-49-SM

APPLICANT—Great Lakes Carbon Corporation, owner-manufacturer.
SUBJECT—Application for consideration—reopening for report as to transfer of approval to new owner and for inspection and approval of their plant—re Permalite (an aggregate taking the place of sand in gypsum plaster); previously approved.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application reopened for report as to transfer of approval to new owner and for inspection and transfer of their plant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

886-49-SA—Vol. II

APPLICANT—Reuben Lisson, for Davis Engineering Corp., owner-manufacturer.

SUBJECT—Application for consideration—reopening for test and report as to revised construction—re Paracoil Type EI Fuel Oil Preheater; previously approved.

APPEARANCES—

For Applicant: Reuben Lisson.

ACTION OF BOARD—Application reopened for test and report as to proposed revised construction.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

264-54-SM

APPLICANT—Armstrong Cork Co., owner.

SUBJECT—Application April 6, 1954—Excelon Tile (Vinyl), approval of.

APPEARANCES—

For Applicant: Harry T. Stark.

ACTION OF BOARD—Laid over, for further study and further test if required.

265-54-SM

APPLICANT—Armstrong Cork Co., owner.

SUBJECT—Application April 6, 1954—Granette Corlon (Vinyl) Floor Covering, approval of.

APPEARANCES—

For Applicant: Harry T. Stark.

ACTION OF BOARD—Laid over, for further study and further test if required.

266-54-SM

APPLICANT—Armstrong Cork Co., owner.

SUBJECT—Application April 6, 1954—Decoresq Corlon (Vinyl), Floor Covering, approval of.

APPEARANCES—

For Applicant: Harry T. Stark.

ACTION OF BOARD—Laid over, for further study and further test if required.

267-54-SM

APPLICANT—Armstrong Cork Co., owner.

SUBJECT—Application April 6, 1954—Armstrong Custom Corlon Tile (Vinyl), approval of.

APPEARANCES—

For Applicant: Harry T. Stark.

ACTION OF BOARD—Laid over, for further study and further test if required.

617-54-SA

APPLICANT—Bradley T. Sheridan, for Iron Fireman Manufacturing Co., owner.

SUBJECT—Application July 12, 1954—Iron Fireman Oil Burner, Type RF, approval of.

APPEARANCES—

For Applicant: Bradley T. Sheridan.

ACTION OF BOARD—Laid over to December 21, 1954, referred to Engineer for correction of report.

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678-53-A

APPLICANT—Seymour W. Gage, for Rose and Anthony Musco, owners.

SUBJECT—Application September 22, 1953—Appeal from a decision of the borough superintendent, filed pursuant to sec. 310 of the M.D.L. for variation of sec. 171 of M.D.L. re bulk of building.

PREMISES AFFECTED—235 East 116th street, north side, 193.4 ft. west of 2nd avenue, Block 1666, Lot 16, Borough of Manhattan.

APPEARANCES—

For Applicant: Seymour W. Gage.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated September 16, 1953, on amendment to Alt. Applic. 748/53, reads:

"Objection A1, repeated as follows: A1. Dept. records indicate that a two story and basement extension was erected in rear of lot under Alt. Applic. No. 352-09, therefore this building cannot be converted to a Multiple Dwelling, Sec. 171, Subdiv. 1 of the M.D. Law. Further there are no records available in this Dept. to show whether this building was ever originally erected as a private dwelling for one or two families."

and

WHEREAS, the applicant states that the building is 3 stories and basement, 43 ft. in height, 16 ft. 8 in. front by 45 ft. in depth, erected prior to 1878 located on a lot 16 ft. 8 in. front by 100 ft. 11 in. in depth, in a business use, B area, Class 1½ height district, and used and occupied since 1878 as follows: cellar, boiler room and storage, no persons; basement, 1st and 2nd floors, combined, triplex apartment; 3rd floor, 1 apartment; proposed to be used and occupied as follows: cellar, boiler room, and storage, no persons; basement and 1st floor combined, one duplex apartment; 2nd floor, one apartment; 3rd floor, one apartment; that the building is provided with one interior wood stairs, which will be made 30 in. in depth, and enclosed in partitions of studs, wood lath and plaster, equipped with wood and steel doors, which will be made self-closing; that stair hall leads direct to street and is provided with a ladder and scuttle to roof; and

WHEREAS, the applicant states that the building is 3 stories and basement in height with an extension 2 stories and basement in height, erected prior to October 1, 1878, as is indicated on the records of the Tax Department, Liber 1462, Page 494, concerning a real estate transaction of that date; that the building is occupied as a two family dwelling; that under Alt. 352/09, the 2 story and basement extension was erected; and

WHEREAS, the applicant states that it is now proposed to alter the building into a class A converted dwelling under Article 6 of the Multiple Dwelling Law; that the alteration will consist of installing a new bathroom and kitchen on the 2nd floor, joining the basement and 1st floor by means of a stair to form a duplex apartment and rearrangement of third floor partitions to form an apartment; that a new sprinkler system will be installed in accordance with Section 187 of the Multiple Dwelling Law; and

WHEREAS, the applicant contends that any similar one or two family dwellings, built at the time of the erection of the extension of the same height and volume, with the same physical characteristics can be legally converted to a multiple dwelling under Article 6; that therefore this is an extreme hardship not to permit the owner of the building in question the same right; that the proposed alterations will be in keeping with the neighborhood insofar as of the 12 immediately adjacent structures, five are converted dwellings, five are two-family houses, one is a tenement and one

is a church; that from exterior and interior similarities of these and other nearby buildings, it would appear that many of these buildings were erected at about the same time; and

WHEREAS, the applicant states that the owner has proceeded with some of the work involved without approved plans from the Department of Housing and Buildings; and

WHEREAS, on December 7, 1954, this appeal was laid over to permit applicant to file plans showing existing conditions; and

WHEREAS, on December 7, 1954, applicant filed plans showing existing conditions; and

WHEREAS, in the opinion of the Board the building was formerly a single family dwelling and as such would be available for occupancy and converted Class A multiple dwelling after meeting all requirements therefor except for the rear extension which may have been later constructed.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. Applic. 784/53, Objection A1, be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, to permit the building as extended for occupancy as a Class A converted multiple dwelling, as indicated on plans filed with this appeal marked "Received October 29, 1954" (6 sheets) and revised plans showing existing conditions, marked "Received December 7, 1954" (4 sheets), *on condition* that the building shall not be increased in height or area and in all respects other than the extension shall comply with the requirements of the Multiple Dwelling Law and all other laws, rules and regulations applicable to its use and occupancy.

174-54-A

APPLICANT—Lama, Proskauer and Prober, for 351 Jay Realty Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—351 Jay street, east side, 150 ft. south of Myrtle avenue, Block 147, Lot 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 17, 1954, acting on Alt. App. 4790/53, reads:

"1. The means of egress from this building does not comply with sect. 271 of the Labor Law in the following respects:

a. Fire escapes on a building more than 5 stories in height is not acceptable as a second means of egress.

b. Provide a second means of egress from the cellar.

c. The exits from the 1st floor are not remote."

and

WHEREAS, the applicant states that the building is 7 stories, 90 ft. in height, 50 by 100 ft. in area, Class 3 construction, erected prior to 1898 on a lot 50 ft. front by 107 ft. 6 in. in depth, in a business use, B area, Class 2 height district; used and occupied since 1898 as follows: Cellar—storage of flavoring extract, 0 persons; 1st floor—manufacturing flavoring extracts, 8 persons; 2nd floor—clothing manufacturing, 45 persons; 3rd floor—manufacturing novelties, 10 persons; 4th floor—manufacturing dresses, 8 persons in rear and in the front, 6 persons; 5th floor—manufacturing shoes, 40 persons; 6th floor front—manufacturing hand bags, 12 persons, rear manufacturing dresses, 16 persons; 7th floor—manufacturing shoes, 20 persons. No change in use or occupancy is now proposed. The building is equipped

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with a two-source sprinkler system and an interior fire alarm system and regular monthly fire drills are maintained. There is one 3 ft. 6 in. wide interior wood stairs, enclosed in partitions of metal and wood sheathing, equipped with fireproof, self-closing doors and extending from roof bulkhead direct to street, and three fire escapes extending to roof by ladder and to yard by stair with egress from rear over adjoining roof; window and door openings on course of fire escapes are fireproof, self-closing; and

WHEREAS, the applicant states that the building was erected prior to 1898 and has been recorded as a factory since 1907; and

WHEREAS, the applicant contends as to Objection 1a that the building is now provided with one interior stairs of wood construction, 3 ft. 6 in. wide from cellar to 7th floor and 3 ft. 2 in. wide from 7th floor to roof; that the landings of these stairs are all 4 ft. minimum in width; that the stair enclosure consists of wood studs and sheet metal; it is proposed to fire-retard both sides of all stairhall partitions, the stair soffits and ceilings in public halls with 1-hour fire retarding material; that all doors leading to stairhall will be made fireproof, self-closing and each floor will have two 3 ft. wide fireproof self-closing doors leading to stairhall; that the stairs in the cellar will be enclosed with 4 in. fireproof blocks and the entire cellar ceiling will be fire-retarded; that the stairs will therefore comply fully with the Labor Law as a main means of egress; that the building is provided with an elevator from the cellar to the 7th floor enclosed with brick walls and equipped with fireproof, self-closing doors; that the secondary means of egress consists of a 3 ft. wide fire escape on the front with counterbalanced iron drop ladder from 2nd floor balcony; that fire escape balconies are connected by 1 ft. 10 in. wide steel stairs from 2nd to 7th floors; that this fire escape would conform to the Labor Law in all respects on a 5 story building; that the building is further provided with a third means of egress on the east wall by way of a rear 3 ft. 6 in. wide fire escape extending from 1st to 7th floors and that iron stair will be provided from 7th floor balcony to the roof; that this fire escape consists of 2 ft. wide steel stair which terminates on a steel platform and egress may be had from the platform to the roof of a 1-story brick adjoining building to the east by a 2 ft. wide steel stair; that in addition there is a fourth means of egress consisting of a 3 ft. wide steel fire escape on the south wall of the building with 1 ft. 10 in. wide steel stairs extending from the cellar floor level to the 7th floor and thence to the roof by means of a steel stair which will be provided; that egress may be had from an open platform at cellar level to the roof of an adjoining 1-story brick extension to the south; that the entire building is fully sprinklered with a two-source wet automatic system and is provided with a fire alarm system; that all windows along the course of the fire escapes will be made fireproof and the doors to fire escapes will be made fireproof, self-closing; that such portable fire extinguishing equipment will be installed as the Fire Commissioner may direct; and

WHEREAS, the applicant contends as to Objection 1(b) that the cellar will be provided with one main interior stair leading directly to the street; that in addition a new door will be installed in the south court wall leading to the present fire escape as described above; that a stationary engineer's iron ladder with a 3 ft. by 3 ft. wide door flush with sidewalk will be installed at the front of the building; that inasmuch as the cellar does not have any permanent occupants and is only used as a boiler room and for the storage of flavoring extracts, the proposed exits offer ample egress; and

WHEREAS, the applicant contends as to Objection 1(c) that the first floor has a direct means of egress at the front to the street and a secondary egress through the stairhall which also leads directly to the street; that in addition egress can be had from the south and east walls of the building to the fire escapes located on these walls; and

WHEREAS, the premises were inspected by a Committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in the decision of the Borough Superintendent, acting on Alt. App. 4790/53, Objection 1, a, b, and c, and that the appeal be and it hereby is *granted on condition* as to Objection 1a that the existing means of exit from the building as proposed and as indicated on plans filed with this appeal marked, "Received, March 11, 1954" shall be maintained; that the building shall not be increased in height or area and that the fire escape shall have a gooseneck ladder or other means of reaching the roof; as to Objection 1b, that the proposed exits from the cellar as shown on the plans above cited shall be maintained; as to Objection 1c, that the exits from the first floor may be continued as shown on the plans above cited; that the two-source sprinkler system, fire alarm system and fire drills shall be maintained in accordance with the requirements therefor; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable to the building and occupancy.

282-54-A

APPLICANT—Arthur Jovis, for Leah Wenig, Melba and Ruth Goldstein, owners.

SUBJECT—Application reopened December 7, 1954 and restored to docket—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—614 Gates avenue, south side, 325 ft. east of Throop avenue, Block 1816, part of Lot 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Jovis and Abraham Wenig.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 13, 1954 on Alt. Applic. 4201/46, reads:

"1. Means of exit as shown do not comply with Sect. 270 of the Labor Law from the 1st fl.

2. Means of exit from cellar to comply with Sect. 270 of the Labor Law."

and

WHEREAS, the applicant states that the building is one story, 14 ft. in height, 30 ft. front by 100 ft. irregular in area, of class 3 construction, erected 1915, located on a lot 50 ft. front by 100 ft. in depth, in a manufacturing use, C area, class 1½ height district, and used and occupied since 1948 as follows: cellar—boiler room; 1st floor—manufacturing electrical equipment, 15 persons; that no change in use or occupancy is now proposed; that Certificate of Occupancy #115585, was issued October 28, 1946 upon completion of work under Alt. Applic. 4201/46 permitting the following use and occupancy for a period of 30 days expiring November 27, 1946; cellar on ground—boiler room; 1st floor—on ground and 120 lb. live load, glass etching, 12 persons; and

WHEREAS, violation No. 919-47 was issued March 3, 1947 for occupying the building for glass etching without a new certificate of occupancy; Certificate of Occupancy #115585 having expired November 27, 1946; and

WHEREAS, violation No. 79-54 was issued January 11, 1954 for installing manufacturing equipment and using the premises as a factory for manufacturing electric switch boards without a certificate of occupancy; and

WHEREAS, the applicant states that this appeal is from a decision of the Borough Superintendent denying the use of a horizontal exit through an adjoining building on the grounds that this does not comply with section 270 of the labor law and requiring the cellar to have two means of egress in compliance with section 270 of the labor law; and

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WHEREAS, the applicant contends as to objection 1, that the Borough Superintendent has set up the following requirements for horizontal exits in this case: enclose existing horizontal exit across the yard between the two buildings in a fireproof masonry enclosure passage with fireproof doors at each end of the passage; the swing of doors to be in the direction of travel from No. 614 Gates avenue to No. 616 Gates avenue; provide an additional horizontal exit, also enclosed in fireproof material but with the swinging of the doors opposite in direction to the swing of the doors of the other horizontal exit, and, plans to be filed for the alteration of No. 616 Gates avenue to a factory and a new certificate to be obtained; and

WHEREAS, the applicant states that as an alternative, the Borough Superintendent will accept the 3 ft. 8 in. wide fire retarded passageway at the easterly wall of 614 Gates avenue; and

WHEREAS, the applicant contends that No. 614 and No. 616 Gates avenue are under the same ownership and are located on the same lot; that both the store at No. 616 Gates avenue and the factory at No. 614 Gates avenue are occupied by the same tenant; that the store at No. 616 Gates avenue is used only for office functions in relation to the factory and no manufacturing takes place therein; that there are never more than 5 persons employed therein and then only in a clerical capacity and the two buildings are separated from each other by independent masonry walls; and

WHEREAS, the applicant contends that the existing horizontal exit is safe and is adequate in case of fire or other emergency and complies with section 270 and section 267 of the Labor Law; that to provide the additional passageway required by the Borough Superintendent would be in violation of the zoning resolutions since these buildings are located in a C area district and cover approximately 98.5% of the lot; and

WHEREAS, the applicant contends that the owner has the alternative of installing a fire retarded passageway in the factory building as heretofore described; that such a passageway is only a compromise with the letter of the law and is not in agreement with its spirit; that such a passageway would not provide as safe and practical a means of egress as the use of the doors between the two buildings as now existing; and

WHEREAS, the applicant contends as to objection 2 issued by the Borough Superintendent that the cellar is used only for the operation and maintenance of the heating plant and has a floor area of approximately 600 sq. ft. and is separated from the 1st floor by a fireproof slab; and

WHEREAS, the applicant requests that the Board modify the decision of the Borough Superintendent so as to permit the acceptance of the exits as shown on Alt. Applic. 4201-46 as amended and that the means of egress from the cellar, as it now exists, be accepted without requiring any alteration thereto; and

WHEREAS, a public hearing was held by the Board on this appeal November 3, 1954, and the appeal was dismissed for lack of prosecution, there being no appearance for the applicant; and

WHEREAS, on December 7, 1954, the Board restored this appeal to the docket; and

WHEREAS, the applicant now contends specifically as to Objection 2, issued by the Borough Superintendent that it is proposed to furnish sidewalk doors over the cellar stairs, equipped with built-in torsion strings the purpose of which is to relieve the operator of the door from the necessity of raising the weight of the door; and

WHEREAS, the applicant contends as a further precaution against the accidental closing of the door from the outside dropping a person to the cellar, a T-wrench lock will be installed on the doors in such a manner that doors can be locked independently from the inside.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in the decision of the Borough Superintendent, acting on Alt. Applic. 4201/46, and that the appeal be and it hereby is granted on condition as to Objection 1, that the

exits from the first floor shall be maintained as proposed and as indicated on plan filed with this appeal, marked "Received April 19, 1954" (2 sheets); as to Objection 2, that the exits from the cellars may be permitted, on condition that the cellar in 614 Gates avenue shall be used for steam heating by oil burner only; that the means of exit shall be as proposed and as indicated on such plans; that the sidewalk door shall be fitted with an easy opening device; that the exit from the other cellar at 616 Gates avenue shall be by means of stairs as indicated on such plans, which stair shall lead to a hall and thence to street; that such cellar shall be kept vacant; that there shall be no occupancy of the crawl space under the rear of the building; that the building shall not be increased in height or area; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

587-54-A

APPLICANT—Kenneth W. Milnes, for Peter and Rosaria D'Arrigo, owners.

SUBJECT—Application June 30, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—145 Clove road, east side, 126.31 ft. south of Richmond Terrace, Block 202, Lot 27, West Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated June 23, 1954, on Alt. App. 260/52, reads:

"1. No factory shall be conducted in a building erected before Oct. 1st, 1913 and not occupied or used as a factory building on July 1st, 1948 unless such building conforms to the requirements of Section 270-Section 271 of the Labor Law.

2. Exits do not comply with Section 270 of the Labor Law in the following respects—

Stairways are not 44 inches wide throughout their length and are more than 12'-6" in height between successive landings.

Present width of stair is 38 inches wide.

Present height between landings is 13'-4 inches."

and

WHEREAS, the applicant states the building is 3 stories, 50 ft. 2 in. in height, 25 ft. 3½ in. front by 103 ft. in depth, of fireproof construction, erected in 1903 on a lot 52.39 ft. front by 125.23 ft. in depth, in a business use, C area and residence use, E area, Class 1¼ height districts and used since January 1954: Cellar—storage and boiler room, 1 person; 1st floor—store and offices, 4 persons; 2nd floor—dress-making, 25 persons; 3rd floor—office and restroom, 5 persons; no change in use or occupancy is now proposed. The building is provided with one 35 in. wide interior steel and marble stairs, masonry enclosed, equipped with fireproof, self-closing doors, leading direct to street and provided with ladder and scuttle to roof, and one fire escape on rear extending to roof by stair and to yard by stair with egress to street through open yard at side of building; and

WHEREAS, the applicant states that under Cal. No. 166-53-BZ the Board granted a variance of the Zoning Resolution to permit this building to be used for factory purposes; that as there was no construction work to be done, application was made for a certificate of occupancy resulting in the above decision; and

WHEREAS, the applicant contends the stairs are actually 38 in. in overall width and 35 in. between handrails, as

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against the required 44 in. and 40½ inches; that this objection should have been given to the architect at the same time as the zoning objection so that both applications could be determined at the same time; that the architect failed to show the exact width of the stairs; that the building is 100% fireproof construction; that existing stairs are steel with marble treads; that the height between the first and second floor exceeds the required minimum by 10 inches, being 13 ft. 4 in. instead of 12 ft. 6 inches; that the existing stairs comply with the Administrative Code; that due to the existing width of stairhalls, it will be impossible to make each flight of stairs comply with the 44 in. requirements without ripping out interior partitions and destroying the existing steel stairs.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 260/52, Objections 1 and 2, and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area and in all other respects shall comply with the requirements of the Building Code; that the existing exits as proposed and as indicated on plans filed with this appeal, marked "Received June 30, 1954" (3 sheets) shall be maintained; that such exits shall consist of a primary means of exit consisting of an interior stair leading to the street and to the roof, of the widths shown; that such stair shall be steel with slate or marble treads, as proposed, and enclosed in approved partitions; that the second means of exit shall consist of a rear fire stair as previously accepted by the Fire Department for former occupancy as a telephone exchange, exit from which shall be through a side yard to Clove Road; and that the requirements of the resolution adopted by the Board under Cal. No. 166-53-BZ on January 5, 1954 as *amended* this day as to extension of time to complete shall be complied with in all other respects.

166-53-BZ

APPLICANT—Kenneth W. Milnes, for Peter J. and Rosaria D'Arrigo, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence and business use district the change in occupancy from telephone exchange to factory, storage and store (dress manufacture).

PREMISES AFFECTED—145 Clove road, east side, 126 ft. south of Richmond terrace, Block 201, Lot 27, West Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 5, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 5, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the present owner is in possession and no structural work is required to be done in view of the action taken by this Board this day under Cal. No. 587-54-A, that all permits required and a new certificate of occupancy shall be

obtained and all work completed within six months from the date of this resolution; and that the requirements of the resolution above cited shall be complied with" (Alt. 260/52).

336-54-A

APPLICANT—Ashford Street Talmud Torah, owner.

SUBJECT—Application for consideration—reopening as to restore to docket—re Appeal from an order and a decision of the fire commissioner; previously dismissed for lack of prosecution.

PREMISES AFFECTED—473 Ashford street, east side, 125 ft. south of Sutter avenue, Block 4048, Lot 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Klein.

ACTION OF BOARD—Appeal reopened, restored to the docket and set for hearing January 4, 1955, at 2 P. M., subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

552-52-A

APPLICANT—Lama, Proskauer and Prober, for Mary Vicario, owner (Ram Machine Co., lessee).

SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1955, at 2 P. M. for further consideration; applicant to obtain complete examination by the Department of Housing and Buildings and to file complete plans with said Department.

771-53-A—Vol. II

APPLICANT—Robert Gottlieb, for Jane G. Schultz, owner (The Greneker Corp., lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. II —re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—120 Bruckner boulevard, southwest corner of Brook avenue, 5th floor, Block 2277, Lot 10, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 21, 1954 at 2 P.M. for consideration by the Board.

846-53-A

APPLICANT—H. G. Jacobs Manufacturing Co., Inc., lessee, for Carl Tradelius, owner.

SUBJECT—Application November 24, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—124 East 124th street, south side, 90 ft. west of Lexington avenue (4th floor); (Block 1772, Lot 60), Borough of Manhattan.

APPEARANCES—

For Applicant: Frederic H. Poor, Jr. and Mr. H. G. Jacobs.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

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ACTION OF BOARD—Laid over to January 18, 1955, at 2 P.M. for inspection and decision; also to obtain information from the Fire Department; hearing closed.

30-54-A

APPLICANT—Michael A. Caricato, lessee, for Nicholas M. Caricato, owner.

SUBJECT—Application January 15, 1954—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—436-438 Water street, west side, 25 ft. 6 in. north of Market Slip, Block 249, Lot 46, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Luca.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to December 21, 1954, at 2 P.M. for further inspection and decision; hearing previously closed.

39-54-A

APPLICANT—Leonard F. Rothkrug, for Riccardo Verdini, owner.

SUBJECT—Application January 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—81-10 102nd avenue, south side, 82.90 ft. east of 81st street, Block 9052, Lot 13, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1955, at 2 P. M. for inspection and decision.

142-54-A

APPLICANT—Irving Berg, for King Solomon Affiliation, 2nd District Jurisdiction, owner.

SUBJECT—Application February 24, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1252-1254 Bedford avenue, west side, 118 ft. 4 in. north of Fulton street (Block 2000, Lot 31), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving Berg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1955, at 2 P.M. for inspection and decision; hearing closed.

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.

SUBJECT—Application March 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 4, 1955, at 2 P.M. pending filing of an administrative appeal by the adjoining owner of No. 5 East 47th street.

340-54-A

APPLICANT—Miles A. Gordon, for St. James Holding Corp., owner, Becker's Dress Shop, lessee.

SUBJECT—Appeal reopened November 16, 1954, previously dismissed re a decision of the borough superintendent. PREMISES AFFECTED—118-122 East 59th street, south side, 165 ft. west of Lexington avenue, Block 1313, Lots 63 and 164, Borough of Manhattan.

APPEARANCES—

For Applicant: Miles A. Gordon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1955, at 2 P.M. for inspection and decision; applicant to report to the Board as to permission to construct a gate in the rear wall of the New York Public Library Branch.

362-54-A

APPLICANT—Technicon Chemical Co., Inc., owner.

SUBJECT—Application reopened November 30, 1954 and restored to docket—Re: Packaging, storage and sale of mixture known as Technicon (clearing agent) Dehydrant, Type C650 in glass containers (capacity of containers in excess of 32 oz., contrary to Administrative Code requirements), previously dismissed for lack of prosecution.

APPEARANCES—

For Applicant: None.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to January 25, 1955, at 2 P. M. at written request of the applicant; applicant to be notified.

402-54-A

APPLICANT—Roux Distributing Co., Inc., lessee, for 110 East 153rd Street Corp., owner.

SUBJECT—Application May 20, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—110 East 153rd street, south side, 286.63 ft. west of Gerard avenue, Block 2354, Lot 74, Borough of The Bronx.

APPEARANCES—

For Applicant: Irving Levine.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to January 18, 1955, at 2 P. M. at the request of the applicant.

406-54-A

APPLICANT—I.F.E. Studios, Inc., Lessee, for Theatre Circuit Realty Corp., owner.

SUBJECT—Application May 19, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—233-235 West 49th street, north side, 221 ft. east of 8th avenue, 5th floor; Block 1021, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to December 21, 1954, at 2 P. M. for consideration by the Board.

407-54-A

APPLICANT—Sidney Daub, for 108-110 West 11th Street Realty Corp., owner.

SUBJECT—Application May 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—102-110 West 11th street, southwest corner of Avenue of the Americas, Block 606, Lot 30, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

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For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 21, 1954, at 2 P.M. for consideration by the Board.

420-54-A

APPLICANT—Sidney Daub, for Relkrantz Realty Corp., owner.

SUBJECT—Application May 20, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—97 Greene street, west side, 164 ft. 10 in. north of Spring street, Block 500, Lot 30, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 21, 1954, at 2 P.M. for consideration by the Board.

422-54-A

APPLICANT—Sidney Daub, for Charles Eneu Johnson Co., Inc., owner.

SUBJECT—Application May 21, 1954—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—46-48 New Chambers street, south side, 33 ft. east of Pearl street and 410-412 Pearl street, Block 115, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 21, 1954, at 2 P. M. for consideration by the Board.

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent for Department of Housing and Buildings.

OWNERS OF PREMISES—Rudolph and Bertha Pollak.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N. B. 567-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Rudolph Pollak.

Others: David Stein, for the builder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over; date to be set; Board to be notified by the Borough Superintendent when work is complete and for further consideration of this appeal to revoke certificate of occupancy.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julius DeMasi and Iorence Lo Cicero.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler.

Others: David Stein, for the builder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over; date to be set; Board to be notified by the Borough Superintendent when work is complete and for further consideration of this appeal to revoke certificate of occupancy.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Dominick W. Ciminello.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.

PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler.

Others: David Stein, for the builder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over; date to be set; Board to be notified by the Borough Superintendent when work is complete and for further consideration of this appeal to revoke certificate of occupancy.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Anthony M. and Sarah Capuano.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler.

Others: David Stein, for the builder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over; date to be set; Board to be notified by the Borough Superintendent when work is complete and for further consideration of this appeal to revoke certificate of occupancy.

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Cono and Nancy Giardina.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler.

Others: David Stein, for the builder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Laid over; date to be set; Board to be notified by the Borough Superintendent when work is complete and for further consideration of this appeal to revoke certificate of occupancy.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglio, Jr.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler.

Others: David Stein, for the builder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over; date to be set; Board to be notified by the Borough Superintendent when work is complete and for further consideration of this appeal to revoke certificate of occupancy.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Ghersens and Beatrice Kaufman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 574-52 (constructed not in accordance with approved plans).

PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Ghersens Kaufman.

Others: David Stein, for the builder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over; date to be set; Board to be notified by the Borough Superintendent when work is complete and for further consideration of this appeal to revoke certificate of occupancy.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for the Department of Housing and Buildings.

OWNERS OF PREMISES—Henry and Dorothy Kurtz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 574-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler.

Others: David Stein, for the builder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over; date to be set; Board to be notified by the Borough Superintendent when work is complete and for further consideration of this appeal to revoke certificate of occupancy.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for the Department of Housing and Buildings.

OWNERS OF PREMISES—Manuel and Theresa Molines.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler.

Others: David Stein, for the builder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over; date to be set; Board to be notified by the Borough Superintendent when work is complete and for further consideration of this appeal to revoke certificate of occupancy.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Arthur and Julia Sussman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Julia Sussman.

Others: David Stein, for the builder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over; date to be set; Board to be notified by the Borough Superintendent when work is complete and for further consideration of this appeal to revoke certificate of occupancy.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benjamin and Helen Katz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2552 Bronxwood avenues, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Helen Katz.

Others: David Stein, for the builder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over; date to be set; Board to be notified by the Borough Superintendent when work is complete and for further consideration of this appeal to revoke certificate of occupancy.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Max Hanok.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).

MINUTES

PREMISES AFFECTED—2552 Bronxwood avenue, east side, 252 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Arnold H. Fassler and Max Hanok.

Others: David Stein, for the builder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over; date to be set; Board to be notified by the Borough Superintendent when work is complete and for further consideration of this appeal to revoke certificate of occupancy.

474-54-A

APPLICANT—Joseph Levy, Jr., for Centre-Baxter Realty Corp., owner.

SUBJECT—Application June 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—206 Centre street, east side, 100 ft. 7¼ in. north of Hester street, Block 235, Lot 4, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 21, 1954, at 2 P. M. for consideration by the Board.

484-54-A

APPLICANT—L. B. Santagnelo, for Ernest Hoehn, trustee.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-37 East Broadway, south side, 218 ft. 7 in. east of Catherine street, Block 280, Lot 52, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 21, 1954, at 2 P. M. for consideration by the Board.

490-54-A

APPLICANT—Sidney Daub, for China Noodle Co., Inc., owner.

SUBJECT—Application June 9, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—176 Park Row, north side, 78 ft. 7 in. east of Baxter street, Block 161, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 21, 1954, at 2 P. M. for consideration by the Board.

494-54-A

APPLICANT—Theodore A. Mazza, for 3048 Park Realty Corp., owner.

SUBJECT—Application June 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3048 Park avenue, east side, 103.12 ft. north of East 156th street, Block 2416, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Theodore A. Mazza and M. W. Del Gaudio.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1955, at 2 P. M. for inspection and decision; hearing closed.

569-54-A

APPLICANT—Cole and Liebmann, for Augusta Realty Co., Inc., owner.

SUBJECT—Application July 8, 1954—filed pursuant to sec. 310 of the variation of sec. 172, subdivision 1 of the M.D.L. re minimum dimensions of yard.

PREMISES AFFECTED—2009 Lexington avenue, east side, 14 ft. 6 in. north of East 122nd street, Block 1771, Lot 21½, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 21, 1954, at 2 P.M. at the request of examiner.

570-54-A

APPLICANT—Cole and Liebmann, for 2015 Lexington Avenue Realty Corp., owner.

SUBJECT—Application July 8, 1954—filed pursuant to sec. 310 of the M.D.L. for variation of Sec. 172, subdivision 1 of the M.D.L. re required yard area.

PREMISES AFFECTED—2015 Lexington avenue, east side, 58 ft. north of East 122nd street, Block 1771, Lot 20½, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 21, 1954, at 2 P.M. at the request of examiner.

571-54-A

APPLICANT—Cole and Liebmann, for Augusta Redman, owner.

SUBJECT—Application July 8, 1954—filed pursuant to section 310 of the M.D.L. for variation of section 172, subdivision 1 of the M.D.L. re required yard area.

PREMISES AFFECTED—2017 Lexington avenue, east side, 72 ft. 6 in. north of East 122nd street, Block 1771, Lot 20¼, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 21, 1954, at the request of examiner.

665-54-A

APPLICANT—Lama, Proskauer and Prober, for Nonpareil Social and Athletic Club, owner.

SUBJECT—Application September 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1149 Eastern parkway, north side, 190 ft. 9 in. west of Utica avenue, Block 1391, Lot 66, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Louis H. Supnick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Laid over to January 25, 1955, at 2 P.M. for inspection and decision; hearing previously closed.

706-54-A

APPLICANT—Gabriel Nathan, for Samuel Gast, owner (Beach 98th and Boardwalk Corp., lessee).

SUBJECT—Application August 30, 1954—Application filed pursuant to Section 35, of the General City Law re extension of building in bed of mapped street—proposed widening of Rockaway Beach boulevard.

PREMISES AFFECTED—98-01 to 98-09 Rockaway Beach boulevard and 185-197 Beach 98th street, southwest corner, Block 637, Lot 39, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 21, 1954, at 2 P. M.; no appearance; applicant to be notified.

721-54-A

APPLICANT—Sutter Construction Inc., owner.

SUBJECT—Application August 5, 1954—Appeal from a decision of the borough superintendent, revocation of permit N.B. 585-51.

PREMISES AFFECTED—354-364 Fountain avenue, northwest corner of Blake avenue, Block 4263, Lot 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: Nathan Ringel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1955, at 2 P. M. for inspection and decision; hearing closed.

960-27-BZ—Vol. IV

APPLICANT—Ingram S. Carner, for Alfred Ambrogi and Jacqueline Karola, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence and business use district, the change in occupancy from storage garage for more than five motor vehicles in basement, and manufacturing on first floor—to printing plant and storage in basement and manufacturing on first floor.

PREMISES AFFECTED—1816 Boston road, east side, 109.88 ft. south of East 176th street and 1819 Vyse avenue, Block 2991, Lot 52, Borough of the Bronx.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. IV, on December 15, 1953, on certain conditions; and

WHEREAS, the term of variance and time to complete were extended on December 15, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 24, 1928, as

thereafter amended by resolution adopted on December 15, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and the work is to be commenced immediately, that all permits required and a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution” (Alt. 269/53)

572-31-BZ—Vol. II

APPLICANT—Theodore R. Earne, for Margaret Watson, owner (August Rodrigues, lessee).

SUBJECT—Application for consideration—reopening as to amendments of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence and business use district, the extension in use and area of existing gasoline service station to include gasoline service station, lubritorium, car wash, motor vehicle repairs, welding and office, and to include garage for more than five motor vehicles and the parking of motor vehicles; an application for a gasoline station filed in 1931 was denied, but upon Court review the application was referred back to the Board to permit the use with the existing garage on the premises under certain conditions.

PREMISES AFFECTED—112-05 to 112-07 Sutphin boulevard, northeast corner of 113th avenue, Block 12168, Lot 1, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Aaron H. Walowit.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on June 15, 1954, on certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 15, 1954, by adding thereto:

“that in lieu of construction specified in this resolution, the front of the building and the wall as hereinbefore required may be of the design and construction as indicated on revised plans marked ‘Received November 30, 1954’ (6 sheets), on condition that in all other respects the requirements of the resolution above cited shall be complied with.” (Alt. 624/53)

721-47-BZ

APPLICANT—Henry George Greene, for J. M. N. Holding Corp., new owner, Michael Vasti, Sol and Sadie Gross, former owners.

SUBJECT—Application for consideration—reopening and extension of time to complete and to obtain a certificate of occupancy—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a business use, B area district, the change in use from private garage (erected for use of tenants of buildings) to marble work shop, without the required rear yard.

MINUTES

PREMISES AFFECTED—185 East 109th street and 1984-1988 3rd avenue, northwest corner, Block 1637, Lots 33 and 132, Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur P. McNulty.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 18, 1948, on certain conditions; and

WHEREAS, the term of variance and time to complete were extended on June 2, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 18, 1948, as thereafter *amended* by resolution adopted on June 2, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and the work has been completed, that additional time is required to obtain a certificate of occupancy; that a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. 301/47)

928-53-BZ

APPLICANT—Paul Friedman, for National Life Insurance Co., new owner; Francis P. Headley, former owner.

SUBJECT—Application for consideration—reopening and approve revised working plans and record new owner—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto washing, lubricatorium, storage and sale of accessories and office.

PREMISES AFFECTED—1982-1992 Utica avenue and 4914-4924 Avenue L, southwest corner, Block 7847, Lots 44, 46 and 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and revised working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 15, 1954, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on July 27, 1954; and

WHEREAS, the applicant submitted revised working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 15, 1954, as *amended* by resolution adopted July 27, 1954, by adding thereto:

"that revised working drawings marked 'Received December 3, 1954' (3 sheets) are hereby *approved* as being in substantial compliance with the resolution adopted by the Board on June 15, 1954, and superseding working drawings as approved July 27, 1954."

and to record the new owner is: National Life Insurance Company, 131 State Street, Mt. Pelier, Vermont; former owner—Francis P. Hadley; lessee Sun Oil Company, 420 Lexington avenue, New York City, (N.B. 1307/53)

1-54-BZ

APPLICANT—James E. Kelleher, for William Igoe, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district, the parking of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—63-55 60th place, northeast corner of Grove street, Block 3523, Lot 1, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: James E. Kelleher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 15, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 15, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings work has been completed and additional time is required to obtain a certificate of occupancy, that all permits required and a new certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution" (75/53).

616-51-BZ

APPLICANT—H. Webster Stone, lessee, for 849—1st Avenue Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a restricted retail use district, the parking and storage of more than five motor vehicles for a term of years.

PREMISES AFFECTED—849-851 1st avenue, west side, 550.3 ft. north of East 47th street, Block 1340, Lots 25 to 27 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: H. W. Stone.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing January 4, 1955, at 10 A. M., waiving all requirements except legal publication in the Bulletin and new decision from the Borough Superintendent, which has been filed.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

939-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Roadside
Tavern, Inc., owner.

SUBJECT—Application for consideration—reopening as
Vol. II and to consider revised plans—re Application
(decision of the borough superintendent), previously
granted on condition, under section 7c of the zoning reso-
lution, permitting in a residence and business use district,
the extension to existing structure of Class 1 construc-
tion on 1st floor and to maintain and extend the existing
uses of restaurant, dancing, dining, cabaret and catering;
and permitting the use of 2nd floor of Class 3 construc-
tion to continue as caretaker's apartment; and permitting
the parking of patron's cars on unbuilt upon portion of
plot.

PREMISES AFFECTED—2544 Flatbush avenue, 4201-
4223 Avenue V, northwest corner and 2245-2283 Hendrick-
son street, Block 8559, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Application reopened and set for
hearing on January 11, 1955, at 10 A. M., waiving all
requirements except a new decision, new plans and notice
by publication in the Bulletin.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

940-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Roadside
Tavern, Inc., owner.

SUBJECT—Application for consideration—reopening as
Vol. II and to consider additional objections—re Appeal
from a decision of the borough superintendent; previously
granted on condition.

PREMISES AFFECTED—2544 Flatbush avenue, 4201-
4223 Avenue V, northwest corner and 2245-2283 Hendrick-
son street, Block 8559, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Hous-
ing and Buildings.

ACTION OF BOARD—Appeal reopened and set for hear-
ing January 11, 1955, at 10 A.M. in conjunction with Cal.
No. 939-53-BZ, Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

164-54-BZ

APPLICANT—Otto J. and Warren A. Sambach, for Mary
Crompton, owner (Rocky Hill Service Station, lessee).

SUBJECT—Application March 9, 1954—(decision of the
borough superintendent) under section 7A of the zoning
resolution, to permit in a retail use district the extension
of an existing gasoline service station.

PREMISES AFFECTED—224-02 Braddock avenue, south-
east corner of 224th street (Block 10758, Lot 8), Queens
Village, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Hous-
ing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

SPECIAL MEETING

FRIDAY MORNING, DECEMBER 17, 1954, 10 A. M.

Present: Chairman Murdock and Commissioners Klein-
ert and Keating.

64-27-SR—Vol. II

SUBJECT—Proposed Revision of the Factory Exit Rules.

ACTION OF BOARD—Laid over without date for con-
sideration of proposed changes and adoption of amended
rules; hearing closed.

Adjourned: 11:20 A. M.

JOSEPH J. DOYLE, *Chief Clerk*

*CORRECTION

The minutes of the meeting of the Board of Standards
and Appeals held on October 26, 1954, as they appeared in
Bulletin No. 44, Vol. 39, are hereby corrected to read as
follows:

376-42-BZ—Vol. III

APPLICANT—Edward Handelman, for Standard Proper-
ties, Inc., owner, The Heights Co. Inc., owner under
contract.

SUBJECT—Application June 30, 1954 (decision of the
borough superintendent), under section 7h of the zoning
resolution, to permit in a residence and restricted retail
use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—262 Fulton street, west side, 167
ft. 11 in. south of Clark street, Block 238, Lot 50, Borough
of Brooklyn.

APPEARANCES—

For Applicant: Edward Handelman.

For Opposition: William Doyle for Park Dept. and
Bertha Bierman.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating 3
Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on
July 20, 1954 subject to regular procedure, to consider new
proposal for parking; and

WHEREAS, a public hearing was held on this application
on October 19, 1954 after due notice by publication in the
Bulletin; laid over from October 19, 1954, to October 26,
1954, for decision; hearing closed; no further argument;
and

WHEREAS, the district maps accompanying the zoning reso-
lution show that the site and Fulton street are in residence
and restricted retail use, B area, class 1½ height districts;

MINUTES

Clark street is in a restricted retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated June 30, 1954 acting on Alt. Applic. 82-54, reads:

"1. Parking lot for more than 5 cars in a Residence & Restricted Retail District is contrary to Art. II sects. 3 & 4B of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. 9 in. front by 122 ft. 6 in. in depth, on which is located a two story and basement structure which it is proposed to demolish; that it is proposed to use the vacant portion of plot for the parking and storage of motor vehicles; and

WHEREAS, the applicant further states that the property which is the subject of this application is situated at the corner formed by the intersection of the northwesterly side of Clinton street and the westerly side of Fulton street and is known as 262 Fulton street, block 238, lot 50, and has a frontage of 34 ft. 5 in. on Clinton street and 16 ft. 4 in. on Fulton street; that it is an irregular plot, having a depth of 122 ft. 6 in. and a rear width of approximately 50 ft.; that prior to amendment of the zoning resolution effective July 28, 1952 the premises, to a depth of 100 ft. from Clinton street and Fulton street, was in a business use district and beyond 100 ft. in a residential district; that by such amendment, the first 100 ft. was changed to a restricted retail district; that the property has been contracted to be purchased by The Heights Company, Inc., the owner of the garage premises located at 8-14 Clinton street which adjoins the property herein immediately to the south, with the intention of demolishing the building and using the vacant land, appropriately improved, as a parking lot; and

WHEREAS, the applicant contends that the granting of a variance will provide additional needed parking facilities in this highly congested area, which contains many office buildings, apartment houses and hotels in the immediate vicinity; that Clinton street is one of the main arteries of traffic from Brooklyn to Manhattan, via both the Brooklyn bridge and Manhattan bridge; that it is proposed to demolish the existing building, which is 100 years or more of age and is in a dilapidated condition and is deteriorating all the time; that the building, which is now entirely vacant, consists of two stories and basement, having large unpartitioned areas; that there is no central heating system and the plumbing, electrical and other facilities and utilities require replacement in their entirety; that repairs to the building are economically inadvisable, not only because of the prohibitive costs involved, but also because the building cannot be adapted, even after improvements and repairs, to economical operation, all of which is conclusively confirmed by its continued unoccupancy and the disrepair into which it has fallen under successive owners; that the removal of such a building will eliminate an eyesore from the immediate boundary of the new civic centre area; that proposed plans for the civic centre area eliminate the present parking areas in Cadman plaza and do not provide sufficient parking facilities to meet

either present or future requirements, and that the use of the subject premises as a parking lot would be of substantial benefit and value to the entire city, to the neighborhood, its residents and businesses in the area; and

WHEREAS, the applicant states that the present owner has held title to the property since August 28, 1953; that the assessed valuation of land is \$36,000 and of the building \$10,000, making a total of \$46,000; that the building was erected 100 years ago; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five (5) years, to permit the premises to be occupied for the parking and storage of motor vehicles of the pleasure-car type only, substantially as proposed and as indicated on plans filed with this application, marked "Received June 30, 1954" (3 sheets) and "June 7, 1954" (1 sheet), *on condition* that all buildings and uses on the premises shall be removed and the plot shall be graded substantially to the grade of Fulton street and surfaced with *cinders and binding*; that the walls of the existing building to the east and north shall remain for a height of 6 ft. above grade and all openings therein below that point shall be filled with masonry and the walls shall be suitably coped; that elsewhere there shall be erected on the interior lot line adjoining the yard of the building to the north, a masonry wall of similar height; that along the street building line of Fulton street there shall be erected a masonry fence not less than 2 ft. in height with a steel picket fence erected thereon to a total height of 5 ft. 6 in.; that a wall shall also be constructed on such lot line from the garage northerly for a distance of approximately 5 feet; that there shall be suitable terminating posts for such walls; that the entrance to the lot shall not exceed 15 ft. with a curb cut opposite not exceeding 18 ft. including splays; that the sidewalk and curbing in front of the premises shall be reconstructed or restored to the satisfaction of the Borough President; that signs shall be restricted to one sign attached to the wall, not exceeding 25 sq. ft. in area and not extending beyond the building line and not illuminated, advertising the parking and storage use, the rates charged and such other information as may be required by the Commissioner of Licenses; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

* Correction—Reference to plans marked "Received July 7, 1954" (2 sheets) changed to "June 7, 1954" (1 sheet) and the word "paving" changed to "*cinders and binding*" as indicated in italics in the resolution.

THE BUILDING LAWS AND AMENDMENTS THERETO

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RULES

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) Prohibition. No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) Application. Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) Time Limit. Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) Conditions. The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) Revocation. Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

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NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

CALENDAR

DOCKET

New Cases filed up to December 21, 1954

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935-54-A—H.B.M.—277-279 Lexington avenue, east side, 48.8 ft. north of East 36th street, Block 892, Lot 22, Borough of Manhattan, Alt. 798-51—re non-fireproof construction.

936-54-A—H.B.M.—275 Grand street, south side, 20 ft. east of Forsythe street, Block 306, Lot 16, Borough of Manhattan, Amendment to Alt. 1038-54—re egress.

937-54-BZ—H.B.M.—413-417 Madison avenue and 29-31 East 48th street, northeast corner, Block 1284, Lot 21, Borough of Manhattan, N.B. 117-54—re loading berth.

938-54-A—H.B.Q.—171-20 Station road, south side, block bounded by 172nd street, 42nd avenue, Auburndale lane and Station road, Block 5351, Lot 1, Flushing, Borough of Queens, Alt. 1380-52—re fire walls.

939-54-SM—NI-Resist Pipe and Fittings (for plumbing lines, etc.) manufactured by Attalla Pipe and Foundry Co., Inc., Material.

940-54-SA—Drake Commercial Clothes Dryer (gas-fired), Model SA, manufactured by Drake Equipment Co., Inc., Appliance.

941-54-A—H.B.Bx.—4033-4039 3rd avenue, west side, 100 ft. 11½ in. north of East 174th street, 2nd floor, Block 2922, Lot 54, Borough of The Bronx, Amendment to Alt. 626-52—re stairway.

942-54-BZ—H.B.Q.—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens, N.B. 3768-54—re gasoline service station, lubritorium, etc. and entrances.

943-54-A—F.D.—203-269 37th street, north side, 300 ft. west of 3rd avenue, Bush Building, No. 1, Block 695, Lot 1, Borough of Brooklyn, Decision—re panic bolts.

944-54-SA—Ajax Easy Opening device for cellar teap door, manufactured by Ajax Contracting Co., Inc., Appliance.

945-54-SM—Black Swan Wax (setting compound), manufactured by Black Swan Manufacturing Co., Material.

946-54-A—H.B.M.—22-24 West 27th street, south side, 160 ft. 6¼ in. west of Broadway, Block 828, Lot 61, Borough of Manhattan, B.N. 3307-54—re egress.

947-54-SM—Corbetta Construction Co. Precast Concrete Sandwich Panel, manufactured by Corbetta Construction Co., Material.

948-54-SM—Marietta Concrete Corp. Precast Sandwich Panel, manufactured by Marietta Concrete Corp., Material.

949-54-SM—Precast Building Sections, Inc. Precast Concrete Sandwich Panel, manufactured by Precast Building Sections, Inc., Material.

950-54-BZ—H.B.Bx.—1475 Bruckner boulevard, northwest corner of Evergreen avenue, Block 3711, Lot 1, Borough of The Bronx, N.B. 1231-54—re gasoline service station, auto laundry, parking of cars, etc. and driveway.

951-54-A—F.D.—295-325 Green street, north side, 200.16 ft. east of Provost street extending to Whale Creek Canal, Block 2515, Lot 34, Borough of Brooklyn, Decision—re repair shop, etc.

952-54-BZ—H.B.M.—249-257 1st avenue and 350 East 15th street, southwest corner, Block 921, Lots 32, 33, 34, 35, 36 and 37, Borough of Manhattan, N.B. 135-54—re parking and storage and creation of shelter.

953-54-BZ—H.B.R.—337 Van Duzer street, northeast corner of Prospect street, Block 512, Lot 44, Stapleton, Borough of Richmond, N.B. 598-54—re proposed reconstruction of existing gasoline service station.

954-54-BZ—H.B.Q.—197-01 to 197-19 (197-11 official) Horace Harding boulevard, north side, from 197th to 198th streets, 58-51 to 58-59 197th street and 58-52 to 58-60 198th street, Block 5705, Lot 31, Flushing, Borough of Queens, N.B. 3770-54—re gasoline service station and parking and storage of motor vehicles.

955-54-BZ—H.B.Q.—177-06 Liberty avenue, southeast corner of 177th street, Block 10330, Lot 110, Jamaica, Borough of Queens, N.B. 3601-54—re gasoline service station, repairs, parking for more than five cars, etc.

956-54-BZ—H.B.Bx.—2014-2026 Bogart avenue, southeast corner of Brady avenue, Block 4296, Lots 17-20 inclusive, Borough of The Bronx, N.B. 600 to 603-54—re erection of attached two-family dwellings in residence use E-1 area district.

957-54-BZ—H.B.M.—524-532 3rd avenue and 163-167 East 35th street, northwest corner, Block 891, Lots 38, 39, 41, 42 and 43, Borough of Manhattan, Amendment to N.B. 67-53—re extension of new building in 1st story; area coverage excessive.

958-54-BZ—H.B.M.—80-82 East 111th street, south side, 130 ft. west of Park avenue, Block 1616, Lots 43 and 143, Borough of Manhattan, N.B. 132-54—re storage of tropical products and office.

959-54-A—H.B.B.—50 Court street, southwest corner of Joralemon street, Block 265, Lot 43, Borough of Brooklyn, Alt. 4882-53—re stairways, etc.

960-54-SA—Linde Driox Oxygen, Nitrogen and Argon Systems and Cold Converter Storage Units, Models M-50, M-90, M-100 and M-310, manufactured by Linde Air Products, Division of Union Carbide and Carbon Corp., Appliance.

CALENDAR

961-54-SA—Johnson Elevator Hoistway Door Interlock, left and right hand, Models BR and BL, manufactured by Johnson Elevator Door Operating Co., Appliance.

962-54-SM—Truscon Inserts (slotted, adjustable, tapped), manufactured by Truscon Steel Division of Republic Steel Corp., Material.

963-54-A—H.B.M.—369 3rd avenue, east side, 49 ft. 4½ in. south of East 27th street, Block 907, Lot 57, Borough of Manhattan, Alt. 1945-54—re egress.

964-54-A—H.B.M.—126-128 Sheriff street and 403-405 East Houston street, southeast corner, Block 335, Lot 10, Borough of Manhattan, Amendment to Alt. 1021-51—re egress.

965-54-A—H.B.B.—4609 8th avenue, east side, 60 ft. 2 in. south of 46th street, Block 760, Lot 5, Borough of Brooklyn, Alt. 5130-53—re exits.

966-54-A—H.B.Q.—37-06 82nd street and 81-20 37th avenue, southwest corner, Block 1292, Lot 6, Jackson Heights, Borough of Queens, Alt. 2816-54—re class III construction.

967-54-A—H.B.Q.—46-02 Marathon parkway, west side, 334-96 ft. south of Northern boulevard, Block 8215, Lot 54, Douglaston, Borough of Queens, N.B. 4466-54—re frame building within fire limits.

968-54-BZ—H.B.M.—10 Pitt street, east side, 125-5 ft. north of Grand street, Block 336, Lot 4, Borough of Manhattan, Amendment to Alt. 1774-54—re parking and storage of more than five motor vehicles.

969-54-BZ—H.B.B.—108-24 (108-26 to 108-30 official) Flatlands avenue, south side, 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn, N.B. 1527-54—re gasoline service station located in marginal street within jurisdiction of Dept. of Marine and Aviation.

970-54-A—H.B.Q.—125-01 Queens boulevard, northwest corner of Hoover avenue, Block 9653, Lot 1, Kew Gardens, Borough of Queens, N.B. 441-54—re exits, egress and stairs.

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539-53-SM—X-12 Flame Retardant (for flame retarding paper, textiles and cellulosic materials); (reopened for test and report as to use with additional materials), manufactured by E. I. DuPont De Nemours and Company, Material.

1000-40-BZ—Vol. VI—H.B.Bx.—2337 Grand Concourse and 164 Field place, southwest corner, Block 3164, Lot 19, Borough of The Bronx, Amendment to Alt. 314-53.

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RULES

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Carbon Dioxide Liquefier, Rules ...	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	July 31, 1951—Vol. 36, No. 31A
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire resistive, Flameproof Materials, etc., Rules for Testing of	May 26, 1954.
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Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
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Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) Apr.	15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
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Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June 14, 1949—Vol. 34, No. 24A
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Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19 Jan. 13, 1953—Vol. 38, No. 2A
Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JANUARY 4, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 4, 1955*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

908-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Merrick Westbury Corp., owner.

SUBJECT—Application December 30, 1952—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles on unbuilt upon portion of lot; for a term of fifteen years.

PREMISES AFFECTED—203-20 Rocky Hill road and 47-52 to 47-58 204th street, southwest corner and 203-17 to 203-27 48th avenue, Block 7355, Lot 61, Bayside, Borough of Queens.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 4, 1955, for applicant to file revised plans giving data with reference to grade conditions.

CALENDAR

445-54-BZ

APPLICANT—Lama, Proskauer and Prober, for James Perretta, owner.

SUBJECT—Application June 2, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—1726-1748 McDonald avenue, west side, 180 ft. south of Avenue O, Block 6607, Lots 16, 20, 22 and 24, Borough of Brooklyn.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 4, 1955, for inspection and decision by the Board, hearing previously closed.

197-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

SUBJECT—Application March 12, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sales and office; and automobile showroom; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—58-12 to 58-30 (58-20 official) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; hearing closed; then to December 7, 1954, for inspection and decision; hearing previously closed; then to December 14, 1954, for inspection and decision; then to January 4, 1955, for applicant to file revised plans; hearing previously closed.

280-41-BZ—Vol. III

APPLICANT—Paul Friedman, for Constel Realty Corp., owner.

SUBJECT—Application reopened July 27, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a storage garage for more than five motor vehicles, and a motor vehicle repair shop (including welding, painting and spraying), and to permit the parking of motor vehicles on unbuilt upon portion of plot for customers and employees.

PREMISES AFFECTED—89 Furman avenue, west side, 99.5 ft. north of Bushwick avenue, Block 3462, Lots 26, 63 and 67, Borough of Brooklyn.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; hearing closed; then to December 7, 1954, for inspection and decision; hearing previously closed; then to December 14, 1954, for applicant to file revised plans; then to December 21, 1954, for applicant to file revised plans; hearing previously closed; then to January 4, 1955, for further inspection.

227-54-BZ

APPLICANT—Raymond Irrera, for John Micari, owner.

SUBJECT—Application April 2, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the maintenance of existing garages for five cars for other than tenants of dwelling on front of plot, if tenants do not use them.

PREMISES AFFECTED—31-30 38th street, west side, 277.83 ft. south of 31st avenue, Block 657, Lots 53 and 54, Long Island City, Borough of Queens.

Laid over from December 7, 1954, to December 14, 1954, for further consideration by the Board; hearing closed; then

to December 21, 1954, at the request of applicant; then to January 4, 1955, for decision after applicant has filed revised plans; hearing previously closed.

281-54-BZ

APPLICANT—Paul Friedman, for Alice Price, owner.

SUBJECT—Application April 19, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—166-11 Northern boulevard, northwest corner of 167th street, Block 5341, Lot 1, Flushing, Borough of Queens.

Laid over from December 14, 1954, to December 21, 1954, for further inspection and for decision; hearing previously closed; then to January 4, 1955, for decision after applicant has filed revised plans.

701-54-BZ

APPLICANT—William Lescaze, for City Bank, Farmers Trust Co., owner (711 Third Ave., lessee).

SUBJECT—Application September 15, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business and unrestricted use, B area, and 1½ times height district the erection and maintenance of an office building using more than the permitted height without the required setbacks.

PREMISES AFFECTED—703-719 3rd avenue, east side, from East 44th to East 45th streets, 201-215 East 44th street and 200-208 East 45th street, Block 1318, Lots 1-9 inclusive and 45-51 inclusive, Borough of Manhattan.

Laid over from December 21, 1954, to January 4, 1955, for further hearing.

841-54-BZ

APPLICANT—Lama, Proskauer and Prober, for The Trustees of Sailors' Snug Harbor in the City of New York, owner.

SUBJECT—Application October 27, 1954—re (decision of the borough superintendent) under sections 7c, 7A and 21 of the zoning resolution, to permit in a residence and local retail use district the inclusion of stores and restaurant on first floor of proposed class A multiple dwelling, with show windows and signs nearer the residence use district than is permitted.

PREMISES AFFECTED—9-21 5th avenue, east side, from East 8th to East 9th streets, 1-11 East 8th street and 2-10 East 9th street, Block 566, Lots 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 31-34 inclusive, Borough of Manhattan.

Laid over from December 21, 1954, to January 4, 1955, for decision; hearing closed.

616-51-BZ

APPLICANT—H. Webster Stone, lessee, for 849 First Avenue Corporation, owner.

SUBJECT—Application reopened December 14, 1954 for consideration as to extension of term of variance.

PREMISES AFFECTED—849-851 1st avenue, west side, 550.3 ft. north of East 47th street, Block 1340, Lots 25 to 27 inclusive, Borough of Manhattan.

369-37-BZ—Vol. III

APPLICANT—Herman E. Horwood, for Benjamin Duhl, owner.

SUBJECT—Application reopened October 13, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit the maintenance of enlargement of existing store extending from business use district into residence use portion of lot.

PREMISES AFFECTED—1212 Grand Concourse and 179-197 East 167th street, northeast corner, Block 2457, Lot 1, Borough of The Bronx.

CALENDAR

66-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bankers Federal Savings and Loan Association, owner.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail use, C area district the erection and maintenance of a two story and mezzanine fireproof bank and one family dwelling building, using more than the area permitted.

PREMISES AFFECTED—340 Avenue of the Americas and 151 West 4th street, northeast corner, Block 552, Lot 1, Borough of Manhattan.

68-40-BZ—Vol. II

APPLICANT—Noah N. Sherman, for 81 East 116th Realty Corporation, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, and to permit the parking of more than five motor vehicles and the sale of used motor vehicles.

PREMISES AFFECTED—75-85 East 116th street, north side, 110 ft. east of Madison avenue, Block 1622, Lots 25, 27, 28 and 127, Borough of Manhattan.

673-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Simone V. Shaw and Sylvia Lubash, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district for a term of twenty years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the erection of a two story dwelling, constituting the erection of two buildings on one lot; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—196-23 to 196-43 (196-25 official) Hillside avenue and 87-88 to 87-98 197th street, northwest corner and 196-38 to 196-46 (196-40 official) Foothill avenue, Block 10509, Lot 265, Borough of Queens.

51-54-BZ

APPLICANT—Henry C. Brucker, for Ph. Dietz Coal Co., Inc., owner.

SUBJECT—Application January 28, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage garage and motor vehicle repair shop to factory (light manufacturing).

PREMISES AFFECTED—70-01 to 70-09 65th street, southeast corner of Otto road, Block 3644, Lot 1, Glendale, Borough of Queens.

72-54-BZ

APPLICANT—Degenhardt, Miller and Lindberg, for Flushing Hospital and Dispensary, owner.

SUBJECT—Application February 2, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for use of doctors, nurses and other personnel of the hospital.

PREMISES AFFECTED—146-11 to 146-17 Elm avenue, west side, 211.5 ft. south of Parsons boulevard, Block 5198, Lot 39, Flushing, Borough of Queens.

641-54-BZ

APPLICANT—Paul Friedman, for Albert Gotlieb, owner (Rich-Haven Motor Sales, Inc., lessee).

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in the residence and business use district the free parking of employees' and patrons'

cars as accessory to authorized automobile dealer's use, located at 98-09 Jamaica avenue, for a term of fifteen years.

PREMISES AFFECTED—98-02 to 98-14 Jamaica avenue and 87-01 to 87-19 98th street, southeast corner, Block 9286, Lot 123, Woodhaven, Borough of Queens.

689-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lillian Kimmel, owner.

SUBJECT—Application August 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of two family dwelling, without the required side yards.

PREMISES AFFECTED—1328 President street, south side, 100 ft. west of Brooklyn avenue, Block 1284, Lot 35, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 4, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 4, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.

SUBJECT—Application March 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

336-54-A

APPLICANT—Ashford Street Talmud Torah, owner.

SUBJECT—Application reopened December 14, 1954 and restored to docket—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—473 Ashford street, east side, 125 ft. south of Sutter avenue, Block 4048, Lot 16, Borough of Brooklyn.

373-54-A

APPLICANT—Gismar Realty Corp., owner.

SUBJECT—Application May 6, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1985-1993 Jerome avenue, west side, 445 ft. 4 $\frac{3}{8}$ in. south of Burnside avenue, Block 2863, Lot 50, 2nd floor, Borough of The Bronx.

781-54-A

APPLICANT—Abraham Grossman, for Olga Goth, owner.

SUBJECT—Application October 15, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—110-114 East 130th street, south side, 190 ft. east of Park avenue, Block 1778, Lot 62, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 11, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 11, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

650-48-BZ—Vol. II

APPLICANT—Holtzman, Shark, Mackell and Hellebrand, for Scalia and Weissler Realty Corp., owner.

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SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit for a term of fifteen years in a retail use district the erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—89-23 Queens boulevard, north side, 81.06 ft. west of 57th avenue, Block 1845, Lot 58. Elmhurst, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application October 21, 1953—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced for a term of fifteen years.

PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

23-54-BZ

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of existing car-port without the required set back and side yard.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; applicant to have complete examination of plans made by the Department of Housing and Buildings.

24-54-A

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

469-54-BZ

APPLICANT—Herman E. Horwood, for Kesbec Inc., owner (Ernie's Auto Body & Fender Service, lessee).

SUBJECT—Application June 9, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from gasoline service station and thirteen (one car) non-storage garages, to gasoline service station, seven (one car) non-storage garages and motor vehicle repair shop (six one car non-storage garages).

PREMISES AFFECTED—1035 East 156th street and 756-758 Southern boulevard, northeast corner, Block 2729, Lot 50, Borough of The Bronx.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

518-54-BZ

APPLICANT—John F. Fitzsimons, for Vincent Sepe, owner.

SUBJECT—Application June 22, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the erection

and maintenance of a business building (store and garage for two delivery trucks), with a business entrance (curb cut) and a business sign.

PREMISES AFFECTED—118-09 Springfield boulevard and 216-02 118th avenue, southeast corner, Block 12754, Lot 1, St. Albans, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

520-54-BZ

APPLICANT—Lama, Proskauer and Prober, for George Grammas, owner.

SUBJECT—Application June 21, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—78-01 to 78-03 Parsons boulevard and 158-02 to 158-12 78th avenue, southeast corner, Block 6829, Lot 9, Jamaica, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

559-37-BZ—Vol. III

APPLICANT—New York Telephone Company, for Robert S. Olnick, John L. Hennessy and Milton P. Lansky, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, B area district the erection and maintenance of a commercial building (central accounting office for N. Y. Telephone Co.), without the required rear yard adjacent to residence use district, and using more than the area permitted in residence use portion of plot.

PREMISES AFFECTED—5020-5036 Broadway, east side, from West 213th street to West 214th street; 501-529 West 213th street, 500-518 West 214th street and 3996-4010 10th avenue, Block 2231, Lot 1, Borough of Manhattan.

Laid over from December 7, 1954, to January 11, 1955, for inspection and decision without further argument; hearing closed.

276-54-BZ

APPLICANT—Burke, Green and Groh, for Ethel C. Mold, owner (Anthony Cuneo, lessee).

SUBJECT—Application March 30, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the reconstruction and extension in area of existing gasoline service station to include auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—149-34 15th avenue, south side, 260 ft. east of 149th street, Block 4662, Lot 47, Whitestone, Borough of Queens.

Laid over from December 7, 1954, to December 14, 1954, for investigation of the records; hearing closed; then to January 11, 1955, for applicant to investigate the record; hearing previously closed.

449-44-BZ

APPLICANT—O'Connell and McInerney, for Peter J. Hartmann, owner.

SUBJECT—Application reopened November 23, 1954 for amendment as to use for storage and parking of cars of public instead of for personal business conducted—re (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the reconstruction of three (3) buildings, two of which are two stories in height, occupied as garages for more than five motor ve-

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hicles, and one 1-story in height, occupied as a garage for five motor vehicles, into one (1) building, one story in height, to be occupied as a garage for more than five motor vehicles.

PREMISES AFFECTED—238-242 Vanderbilt avenue, west side, 208 ft. 7 in. north of DeKalb avenue, Block 2092, Lots 53, 54 and 55, Borough of Brooklyn.

939-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Roadside Tavern, Inc., owner.

SUBJECT—Application reopened December 14, 1954 as Vol. II, for consideration as to revised plans—re (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a residence and business use district, the extension to existing structure of class 1 construction on 1st floor and to maintain and extend the existing uses of restaurant, dancing, dining, cabaret and catering; and permitting the use of 2nd floor of class 3 construction to continue as caretaker's apartment; and permitting the parking of patrons' cars on unbuilt upon portion of plot.

PREMISES AFFECTED—2544 Flatbush avenue and 4201-4223 Avenue V, Northwest corner and 2245-2283 Hendrickson street, Block 8559, Lot 1, Borough of Brooklyn.

940-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Roadside Tavern, Inc., owner.

SUBJECT—Application reopened December 14, 1954 as Vol. II for consideration as to additional objections—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—2544 Flatbush avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson street, Block 8559, Lot 1, Borough of Brooklyn.

384-20-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Catherine Egenberger, owner (Quality Mirror Works, Inc., lessee).

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from public garage to manufacturing of mirrors and the installation of a spray booth, without the required height for loading and unloading berth.

PREMISES AFFECTED—754-764 Jamaica avenue and 1-7 Chestnut street, southeast corner, Block 4104, Lot 24, Borough of Brooklyn.

354-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Direct Realty Company, owner (Socony Vacuum Oil Company, Inc., lessee).

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district the maintenance of existing gasoline service station, car washing, lubritorium, utility room, office and the parking of motor vehicles waiting to be serviced, and to add the use of motor vehicle repairs and to permit the facing of the front and two sides of accessory building with porcelain enamel.

PREMISES AFFECTED—3525-3529 White Plains road, west side, 115.44 ft. north of Gun Hill road, Block 4643, Lot 9, Borough of The Bronx.

144-50-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Habco Estates, Inc., owner.

SUBJECT—Application reopened October 19, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence, local retail and retail use district the change

of occupancy from roller skating rink, office and parking of motor vehicles, to:—shopping center and the extension of existing parking of owner's and clients' motor vehicles.

PREMISES AFFECTED—130-35 Merrick boulevard, north side, 100 ft. west of Farmers boulevard; 127-06 to 127-32 Farmers boulevard and 178-22 to 178-30 Eleventh road, Block 12493, Lots 73, 85, 86, 87 and 88, Block 12494, Lot 8, Springfield Gardens, Borough of Queens.

1-51-BZ—Vol. II

APPLICANT—Paul Friedman, for Arthur R. Mullin, owner (Meridian Motors, Inc., lessee).

SUBJECT—Application reopened November 3, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—243-06 Northern boulevard, southeast corner of 243rd street, Block 8180, Lot 1, Douglaston, Borough of Queens.

677-54-BZ

APPLICANT—Angelo S. Mongiello, for Hyman and Morris Glassgall, owners.

SUBJECT—Application August 3, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from dead storage for autos, garage and one apartment to roofing and sheet metal factory and apartment (one family).

PREMISES AFFECTED—413-415 West 150th street, north side, 112 ft. 11½ in. west of St. Nicholas avenue, Block 2065, Lot 22, Borough of Manhattan.

797-54-BZ

APPLICANT—Ginsberg and Broady, for Anthony Trotta, owner.

SUBJECT—Application October 21, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the extension to existing five car garage and the change in occupancy from five car garage and parking of more than five cars to gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—690-700 Utica avenue, southwest corner of Clarkson avenue, Block 4636, Lot 6, Borough of Brooklyn.

640-54-BZ

APPLICANT—Boris M. Dorfman, for 99 Ocean Avenue Corp., owner.

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the addition of catering use to existing dining room on first floor.

PREMISES AFFECTED—89-99 Ocean avenue, northeast corner of Lincoln road, Block 5024, Lots 1-4, Borough of Brooklyn.

522-54-BZ

APPLICANT—Kenneth W. Milnes, for Frank L. Grennie, owner of record.

OWNER UNDER PURCHASE CONTRACT: Carl Oberg.

SUBJECT—Application June 4, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from one family dwelling to funeral home and undertaking establishment with a sign, and to permit the parking of twenty motor vehicles; and to permit the use of former accessory frame structures as garages and apartments.

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PREMISES AFFECTED—3787 Hylan boulevard, northeast corner of Great Kills road, Block 5131, Lot 1, Great Kills, Borough of Richmond.

523-54-A

APPLICANT—Kenneth W. Milnes, for Frank L. Grennie, owner, owner of record.

OWNER UNDER PURCHASE CONTRACT: Carl Oberg.

SUBJECT—Application June 4, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3787 Hyland boulevard, northeast corner of Great Kills road, Block 5131, Lot 1, Great Kills, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 11, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 11, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

590-54-SA

APPLICANT—C. F. Braun and Company, owner.

SUBJECT—Application July 12, 1954—C. F. Braun and Company, Fuel Oil Heaters (preheaters), types ET-F or UT, approval of.

486-53-SA

APPLICANT—Avco Manufacturing Corp., Bendix Home Appliances Division, owner (Bruno-New York Inc., Agent).

SUBJECT—Application April 13, 1953—Bendix Automatic Washer, Gyramatic Model WCG, WDG, EWG-H, WEG and WEG-H, approval of.

313-54-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application April 19, 1954—Gold Bond Asbestos Siding Shingles and Accessories (for exterior finish on Class 4 Bldgs.), approval of.

211-50-SM

APPLICANT—A. Pollera and Sons, owner-manufacturer.

SUBJECT—A. Pollera and Sons Concrete Blocks, approval of.

244-51-SA

APPLICANT—E. B. Gross, for Gross Machinery Company, owner-manufacturer.

SUBJECT—Application reopened July 13, 1954, for amendment to resolution as to additional model—re Silex Washers, Model A (dry cleaning); previously approved.

428-47-SM—Vol. II

APPLICANT—Ohio Chemical and Surgical Equipment Company, Division of Air Reduction Company, Inc., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re amendment to resolution as to additional models of bedpan washers—Ohio Scanlon-Morris Bedpan washer and Steamer, Models A4455 (wall mounted type), A4457 (recessed type) and A4458 (pedestal type); previously approved.

345-49-SA

APPLICANT—Central Station Signals, Inc., for New Jersey Fire Alarm Company, owner.

SUBJECT—Application reopened October 19, 1954, for amendment to resolution as to extension of use—re Sidalarm Duplex Fire Alarm System; previously approved.

488-54-A

APPLICANT—J. M. Nicholson, for the Long Island Railroad Co. (William Wyer, trustee), owner.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—91-53 121st street, northeast corner of Atlantic avenue, Block 9375, Lot 58, Morris Park Shops, Richmond Hill, Borough of Queens.

175-54-A

APPLICANT—Patrick D. Concagh, for 18 East 41st Street Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—18-20 East 41st street, south side, 248 ft. 4½ in. east of 5th avenue, Block 1275, Lot 61, Borough of Manhattan.

252-54-A

APPLICANT—Stanley Rapaport, for Henrietta M. Rosen and Morton H. Rowen, owners.

SUBJECT—Application April 9, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—142-144 Henry street and 20 Rutgers street, southwest corner, Block 273, Lot 27, Borough of Manhattan.

484-54-A

APPLICANT—L. B. Santagnelo, for Ernest Hoehn, trustee.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-37 East Broadway, south side, 218 ft. 7 in. east of Catherine street, Block 280, Lot 42, Borough of Manhattan.

573-54-A

APPLICANT—Interboro Elevator Co., Inc., for 60 Wall Inc., owner.

SUBJECT—Application July 2, 1954—re Appeal from a decision of the borough superintendent re Revocation of Elevator Application 333-53.

PREMISES AFFECTED—60-62 Wall street, north side, 233.54 ft. west of William street and 63-67 Pine street, Block 40, Lot 7, Borough of Manhattan.

574-54-A

APPLICANT—Interboro Elevator Co., Inc., for Hotel Gotham, owner.

SUBJECT—Application July 2, 1954—re Appeal from a decision of the borough superintendent, re Revocation of Elevator Application 348-52.

PREMISES AFFECTED—2 West 55th street, southwest corner of 5th avenue, Block 1270, Lot 38, Borough of Manhattan.

832-54-A

APPLICANT—Lama, Proskauer and Prober, for Friedman and Waldman, Inc., owner (Sol Rosenberg, lessee).

SUBJECT—Application October 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1424 Rockaway parkway, south side, 57 ft. 5¼ in. west of Glenwood road, Block 8165, Lot 63, Borough of Brooklyn.

597-54-A

APPLICANT—Norman Lederer and Leonard Joseph, for Eli Chason, owner.

SUBJECT—Application July 20, 1954—Appeal from a decision of the borough superintendent, re revocation of Permit Alt. 2159-53.

PREMISES AFFECTED—132-03 Beach Channel drive and 565 Beach 132nd street, southwest corner, Block 679, Lot 2, Belle Harbor, Borough of Queens.

333-54-A

APPLICANT—Ribelle V. Perotto, for Ernest T. Bower, Inc., owner (Henry Cohen, lessee).

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SUBJECT—Application April 30, 1954—re Appeal from an order and a decision of the fire commissioner and a decision of the borough superintendent of Housing and Buildings.
PREMISES AFFECTED—741 St. Nicholas avenue, northwest corner of West 147th street, Block 2062, Lot 131, Borough of Manhattan.

346-54-A

APPLICANT—Charles M. Spindler, for Club O-Two-Six, Inc., owner.

SUBJECT—Application May 4, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—895 Ocean parkway and 615 Avenue I, northeast corner, Block 6509, Lot 48, Borough of Brooklyn.

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.

SUBJECT—Application August 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

612-39-A—Vol. III

APPLICANT—Vito P. Battista, for Betty White, owner (Frank G. Rizza, lessee).

SUBJECT—Application reopened September 14, 1954 as Vol. III—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2739 Bedford avenue, northeast corner of Farragut road, Block 5225, Lot 2, Borough of Brooklyn.

446-54-A

APPLICANT—John J. Tricarico, for Rosalie V. Vittori, owner.

SUBJECT—Application June 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—797 Hart street (rear), north side, 100 ft. west of Knickerbocker avenue, Block 3219, Lot 36, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 18, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 18, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

249-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner (Lawrence Blau, lessee).

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

Laid over from December 7, 1954, to January 18, 1955, for inspection and decision; hearing closed.

872-39-BZ—Vol. VII

APPLICANT—Herman Kron, for Berk Bros. Realty Corp., owner.

SUBJECT—Application reopened September 28, 1954 as Vol. VII—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the addition of an automobile laundry (automatic type) to existing gasoline service station in portion of site where stores were permitted by Board but never built.

PREMISES AFFECTED—7001-7019 Bay parkway, southwest corner of West 10th street and 1-21 Avenue O, Block 6574, Lot 6, Borough of Brooklyn.

Laid over from December 7, 1954, to January 18, 1955, without further argument for inspection and decision; hearing closed.

928-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 4355 Realty Corporation, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of an automobile sales and showroom and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4353-4361 Broadway and 701-707 West 186th street, northwest corner, Block 2180, Lot 140, Borough of Manhattan.

Laid over from December 7, 1954, to January 18, 1955, for inspection and decision; hearing closed.

632-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Irving Rubber and Metal Co., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a structure using more than the area permitted, and to be used for office, loading space, junk shop for sorting, packing and baling of scrap metal and rubber (no paper or rags), with an entrance to off street loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—9517-9529 Ditmas avenue and 736-746 East 96th street, northwest corner, Block 8113, Lot 1, Borough of Brooklyn.

Laid over from October 13, 1954, to October 26, 1954, at request of the applicant; then to November 23, 1954, at the request of the applicant; owner may decide to acquire other property and withdraw the application; then to December 14, 1954, for inspection and decision; hearing previously closed; then to January 18, 1955, for applicant to file revised plans; hearing previously closed.

1011-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Lippman, Samuel Dorman and Florence Saunders, owners.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a restricted retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1702-1718 Bruckner boulevard and 975-979 Noble avenue, southwest corner and 960-970 Soundview avenue, Block 3661, Lot 58, Borough of the Bronx.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 18, 1955, for inspection and decision; hearing previously closed.

CALENDAR

909-52-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application December 31, 1952—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—198-30 Jamaica avenue and 94-04 199th street, southwest corner, Block 10829, Lot 56, Hollis, Borough of Queens.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision without further argument; hearing closed; then to January 18, 1955, for applicant to file revised plans; hearing previously closed.

81-54-BZ

APPLICANT—Herman Kron, for Robert E. Watson, owner.

SUBJECT—Application February 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of a lot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office and an automobile show-room; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—32-10 to 32-18 Francis Lewis boulevard, southwest corner of 32nd avenue, Block 4940, Lot 1, Flushing, Borough of Queens.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 18, 1955; applicant to file revised plans; hearing previously closed.

62-53-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for LaGuardia Hotel Inc., owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E area district the off street parking of motor vehicles within the required open spaces and required set back; and to permit the erection of electric signs on building and also on the roof.

PREMISES AFFECTED—99-01 to 99-19 Ditmars boulevard, north side, from 22nd avenue to 22nd road; 99-02 to 99-12 22nd avenue and 100-01 to 100-17 22nd road, Block 1634, Lot 101, East Elmhurst, Borough of Queens.

Laid over from November 16, 1954, to November 30, 1954, for applicant to submit plans of signs which conform to the requirements of the State Conservation Law; then to December 14, 1954, for further consideration and decision by the Board; hearing previously closed; then to January 18, 1955, for applicant to furnish decision from the Commissioner of Parks as to signs proposed under Section 675 of the State Conservation Law.

428-54-BZ

APPLICANT—Esso Standard Oil Co., for Estelle Rosenberg, owner.

SUBJECT—Application May 28, 1954—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—220-02 Linden boulevard, southeast corner of 220th street, Block 12737, Lot 56, Cambria Heights, Borough of Queens.

Laid over from December 7, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 18, 1955, for inspection and decision.

692-54-BZ

APPLICANT—Siegel and Green, for City Bank, Farmers Trust Co., et al. and Francis X. Stephens, owners (owner under contract: Charter Properties, Inc.).

SUBJECT—Application September 10, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district the erection and maintenance of a supermarket, using more than the area permitted.

PREMISES AFFECTED—71-75 Avenue D and 754-756 East 6th street, southwest corner, Block 375, Lots 36, 37 and 38, Borough of Manhattan.

Laid over from December 21, 1954, to January 18, 1955, for inspection and decision without further argument; hearing closed.

774-54-BZ

APPLICANT—Abraham Grossman, for 227 Mulberry Realty Corp., owner.

SUBJECT—Application October 11, 1954—re (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district the change in occupancy from machine storage to storage garage for more than five motor vehicles.

PREMISES AFFECTED—227-229 Mulberry street, west side, 141 ft. 9½ in. north of Spring street, Block 495, Lot 35, Borough of Manhattan.

Laid over from December 21, 1954, to January 18, 1955, for inspection and decision without further argument; hearing closed.

775-54-BZ

APPLICANT—Abraham Grossman, for 227 Mulberry Realty Corp., owner.

SUBJECT—Application October 11, 1954—re (decision of the borough superintendent) under sections 7f and 21 of the change in occupancy from machine storage to storage garage for more than five motor vehicles.

PREMISES AFFECTED—231-233 Mulberry street, west side, 191 ft. 8½ in. north of Spring street, Block 495, Lot 33, Borough of Manhattan.

Laid over from December 21, 1954, to January 18, 1955, for inspection and decision without further argument; hearing closed.

43-53-BZ

APPLICANT—Gustav Goldman, for H. L. Realty Corp., owner.

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the extension in use of existing gasoline service station to be used as a gasoline service station, auto washing, lubritorium, motor vehicle repairs and office.

PREMISES AFFECTED—3723 Avenue U, northwest corner of East 38th street, Block 8531, Lot 1, Borough of Brooklyn.

765-48-BZ

APPLICANT—Irving J. Panzer, for Sol and Ray Solomon, owners (Alvin M. Ziegler, lessee).

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the use of an open lot as a miniature golf course, with an office and store.

PREMISES AFFECTED—36-02 to 36-20 Ocean Boardwalk and 113 Beach 37th street, northeast corner; 105 Beach 36th street, northwest corner of Ocean Boardwalk, Block 308, part of Lot 1, Edgemore, Borough of Queens.

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202-54-BZ

APPLICANT—Patrick D. Concagh, for Fannie DiLello, owner.

SUBJECT—Application reopened December 7, 1954 for consideration as to amendment of resolution—re (decision of the borough superintendent) previously granted on condition, permitting in a residence use district, the extension of accessory building on existing gasoline service station, lubritorium, car wash, motor vehicle repairs and office, to be used for lubritorium and car wash (non-automatic).

PREMISES AFFECTED—3020 Eastchester road, east side, 150.06 ft. north of Adee avenue, Block 4766, Lots 43 and 46, Borough of The Bronx.

332-46-BZ

APPLICANT—Kenneth W. Milnes, for Harry J. and Gilbert S. Brown, owners.

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of term of variance—re (decision of the commissioner of Marine and Aviation) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the installation of a 1500 gallon gasoline storage tank and discharge pump.

PREMISES AFFECTED—142 Mansion avenue, southeast corner of McKee avenue, Block 5202, Lot 5, Great Kills, Borough of Richmond.

948-46-A—Vol. II

APPLICANT—Julius S. Rapson, for Harry D. O'Connor, owner.

SUBJECT—Application reopened June 9, 1953 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—172 Beach 84th street, east side, 235 ft. south of Rockaway Beach boulevard, Block 619, Lot 28, Rockaway Beach, Borough of Queens.

667-50-BZ—Vol. III

APPLICANT—Charles M. Spindler, for C.R.T. Holding Corporation, owner.

SUBJECT—Application reopened November 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a residence, retail and business use district the further extension in use and area of existing auto laundry and gasoline service station, sale of auto accessories, and parking and storage of more than five motor vehicles; and to permit the extension of existing accessory building to include use as safety inspection station, lubritorium, motor vehicle repair shop, brake testing and wheel alignment, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—85-07 Queens boulevard and 51-25 to 51-39 Reeder street, northeast corner, Block 1549, Lot 41, Elmhurst, Borough of Queens.

653-54-BZ

APPLICANT—Samuel Carr, for Welsh Brothers Realty Co., owner.

SUBJECT—Application August 23, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, A area district the erection and maintenance of a structure to be used for light manufacturing, show-room, offices and storage; using more than the area permitted.

PREMISES AFFECTED—32-20 56th street, west side, 165 ft. south of 32nd avenue, Block 1157, Lot 17, Woodside, Borough of Queens.

38-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Morben Properties, Inc., Rose Tague, James and Bertha Weinstein, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a

business and unrestricted use district the demolition of all structures on plot except public garage on lot 41 in unrestricted use portion, and to change its use to high speed auto laundry, and also to erect and maintain a gasoline service station in unrestricted use portion extending into the business use portion and to include lubritorium, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—83-97 Boerum place, east side, from Atlantic avenue to Pacific street; 252-260 Atlantic avenue and 239-247 Pacific street, Block 181, Lots 1 to 10 inclusive, 41 and 42, Borough of Brooklyn.

150-37-BZ—Vol. II

APPLICANT—Albert E. Deer, for Lourose Realty Corp., owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened November 16, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office, and to permit the parking of motor vehicles waiting to be serviced; for a term of fifteen years.

PREMISES AFFECTED—255-263 Ralph avenue, northeast corner of Marion street, Block 1513, Lots 1, 3 and 4, Borough of Brooklyn.

25-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Leo Sciarrello, owner.

SUBJECT—Application reopened May 26, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution to permit in a residence use district the extension of existing gasoline service station in area, and the maintenance of existing accessory building as lubritorium, and office; and the erection and maintenance of a new one story structure to be used for wheel alignment, brake testing, car washing, and motor vehicle repairs; and to permit the use of easterly portion of site for the parking and storage of motor vehicles.

PREMISES AFFECTED—1702-1714 Cropsey avenue and 8835-8847 17th avenue, southeast corner, Block 6462, Lot 18, Borough of Brooklyn.

947-46-BZ—Vol. II

APPLICANT—Julius S. Rapson, for Harry D. O'Connor, owner.

SUBJECT—Application reopened June 9, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, C area district the extension of existing funeral parlor, one family dwelling and two car accessory garage, without the required rear yard.

PREMISES AFFECTED—172 Beach 84th street, east side, 235 ft. south of Rockaway Beach boulevard, Block 619, Lot 28, Rockaway Beach, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 18, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 18, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

100-54-SM

APPLICANT—Luigi Saito, owner.

SUBJECT—Application February 1, 1954—Saito Fuel Saving Device (draft regulator), approval of.

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545-54-SM

APPLICANT—Fabric Converters, Inc., owner.
SUBJECT—Application June 21, 1954—Neva-Flame Fabrics by Barret, Types Vulcara, Civara, Kamara and Akara, approval of.

328-54-SM

APPLICANT—Caloric Stove Corp., owner (Brooklyn Union Gas Company, agent).
SUBJECT—Application April 27, 1954—Caloric Double Duty Automatic Gas Disposer, Models 10, 10-S, 10-W and 10-WS (garbage disposal unit), approval of.

183-54-SM

APPLICANT—The Wiremold Company, owner.
SUBJECT—Application March 5, 1954—Wiremold Flexible Air Duct Models 87-1A, 57-1A, 2B, 8D-3A, 87-3A, approval of.

690-51-SA—Vol. II

APPLICANT—Automatic Canteen Company of America, owner.
SUBJECT—Application reopened September 14, 1954 as Vol. II—re Automatic Canteen Company of America Drink Canteen, Model B-13, approval of.

38-47-SM—Vol. II

APPLICANT—Bergen Building Block Inc., et al., owner.
SUBJECT—Application reopened as Vol. II April 20, 1954 for test and report to consider blocks made of approved Waylite—Waylite Aggregate (used as aggregate in manufacture of concrete masonry units).

1136-39-SM—Vol. II

APPLICANT—S. H. Pomeroy Company, owner.
SUBJECT—Application reopened September 14, 1954 for test and report as to change in construction and as to use of spring balance—Pomeroy Superior type hollow metal heavy type double hung window, Models B and U; previously approved—re Pomeroy "Superior" type hollow metal heavy type steel double hung window, Models H, I and L.

552-52-A

APPLICANT—Lama, Proskauer and Prober, for Mary Vicario, owner (Ram Machine Co., lessee).
SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

402-54-A

APPLICANT—Roux Distributing Co., Inc., lessee, for 110 East 153rd Street Corp., owner.
SUBJECT—Application May 20, 1954—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—110 East 153rd street, south side, 286.63 ft. west of Gerard avenue, Block 2354, Lot 74, Borough of The Bronx.

846-53-A

APPLICANT—H. G. Jacobs Manufacturing, Inc., lessee, for Carl Tradelius, owner.
SUBJECT—Application November 24, 1953—re Appeal from a decision re an order of the fire commissioner.
PREMISES AFFECTED—124 East 124th street, south side, 90 ft. west of Lexington avenue, 4th floor; Block 1772, Lot 60, Borough of Manhattan.

340-54-A

APPLICANT—Miles A. Gordon, for St. James Holding Corp., owner, Becker's Dress Shop, lessee.
SUBJECT—Appeal reopened November 16, 1954, previously dismissed re a decision of the borough superintendent.
PREMISES AFFECTED—118-122 East 59th street, south

side, 165 ft. West of Lexington avenue, Block 1313, Lots 63 and 164, Borough of Manhattan.

771-53-A—Vol. II

APPLICANT—Robert Gottlieb, for Jane G. Schultz, owner (The Greneker Corp., lessee).
SUBJECT—Application reopened June 22, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—120 Bruckner boulevard, southwest corner of Brook avenue, 5th floor, Block 2277, Lot 10, Borough of The Bronx.

491-43-S—Vol. II

APPLICANT—Irving Adelson, for Veg Packaging Corp., owner.
SUBJECT—Application reopened June 8, 1954 as Vol II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—108-112 West 3rd street, south side, 97 ft. West of Sullivan street, Block 540, Lot 17, Borough of Manhattan.

405-54-A

APPLICANT—Henry G. Harris, for 247 Canal Street Corp., owner.
SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—247 Canal street and 119-121 Lafayette street, northeast corner, Block 208, Lot 1, Borough of Manhattan.

185-52-A

APPLICANT—Moore and Landsiedel, for Goring and Landsman, owners.
SUBJECT—Application reopened October 13, 1954 for consideration as to additional objections—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—329 Canal street and 6 Greene street, northeast corner, Block 230, Lot 9, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 25, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 25, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

222-54-BZ

APPLICANT—Max Horn, for 95-26 Sutphin Boulevard Corp., owner.
SUBJECT—Application March 31, 1954—(decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles of patrons and employees of adjoining building, loading and unloading, with a business entrance (curb cut).
PREMISES AFFECTED—95-25 Waltham street, east side, 150 ft. north of 97th avenue, Block 10026, Lots 35, 37 and 38, Jamaica, Borough of Queens.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 25, 1955, for applicant to file revised plans; hearing previously closed.

566-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Otto Muller and Herbert J. C. Wells, owners.
SUBJECT—Application July 6, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, utility room and office; and to permit the parking and storage of motor vehicles.

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PREMISES AFFECTED—1741-1751 Bronxdale avenue and 900-910 Morris Park avenue, southeast corner, Block 4094, Lots 1, 3, 41 and 42, Borough of The Bronx.

Laid over from December 7, 1954, to December 14, 1954, at request of an objector; then to January 25, 1955, for inspection and decision; hearing closed.

418-29-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Company, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the extension and reconstruction of existing gasoline service station to include car wash, lubritorium, motor vehicle repairs, store and brake service and office, and to permit the parking and storage of motor vehicles, with curb cuts and signs nearer the residence use than is permitted.

PREMISES AFFECTED—115-58 to 115-74 (115-62 official) Sutphin boulevard and 149-01 116th avenue, northwest corner and 115-43 to 115-49 149th street, Block 11994, Lots 21 and 24, Jamaica, Borough of Queens.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision; applicant to file revised plans; no further argument; hearing closed.

79-30-BZ—Vol. II

APPLICANT—Jacob Lubroth and Son, for Guywal Realty Corp., owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit the business use district portion of a plot for a term of ten years the erection and maintenance of a gasoline selling station, lubritorium, motor vehicle repairs and office; and to permit on vacant portion the parking of motor vehicles.

PREMISES AFFECTED—2270-2280 East 14th street and 1313-1323 Gravesend Neck road, northwest corner, Block 7374, Lot 29, Borough of Brooklyn.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed.

624-39-BZ—Vol. V

APPLICANT—Albert E. Deer, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. V—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district for a term of fifteen years, the extension to accessory building, and the addition of motor vehicle repairs and the parking of motor vehicles waiting to be serviced, on existing gasoline service station.

PREMISES AFFECTED—178-02 to 178-08 Union turnpike, southwest corner of Surrey lane, Block 7227, Lot 29, Jamaica, Borough of Queens.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision; hearing closed.

124-49-BZ—Vol. II

APPLICANT—Carl H. Salminen, for MacGrotty Chevrolet, Inc., owner.

SUBJECT—Application reopened February 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use district the erection and maintenance of an extension to existing structure maintaining present uses of showroom, service, office, storage and parts department, and to add the use of storage of parts, body shop, welding with acetylene and oxygen, machine room, painting, spraying and under coating, with storage of paints and to permit the storage of new and used cars waiting to be serviced and the parking of cars on the roof.

PREMISES AFFECTED—137-80 Northern boulevard, southwest corner of Union street, Block 4977, Lot 52, Flushing, Borough of Queens.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision; hearing closed.

159-54-BZ

APPLICANT—J. Paul Frampton, for Harry Bram, owner (Ciro Sanicola, lessee).

SUBJECT—Application March 4, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of existing gasoline service station to include lubritorium, store and office.

PREMISES AFFECTED—779-787 Crescent street, southeast corner of Linden boulevard, Block 4486, Lot 1—formerly Lots 1 and 4, Borough of Brooklyn.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision; hearing closed.

1067-47-BZ—Vol. II

APPLICANT—Irving Margon, for New York Lerner Co., Inc. and Pierce Keefe, owners.

SUBJECT—Application reopened November 10, 1953—re (decision of the borough superintendent) under sections 7c, 19A(j) and 21 of the zoning resolution, to permit in a residence and business use, C area district the demolition of frame buildings and the upper floors of loft building fronting on 53rd street; and the alteration and extension of existing buildings fronting on 5th avenue using more than the area permitted, and without the required rear yard; and without the required loading berth.

PREMISES AFFECTED—5308-5310 5th avenue, north side, 25 ft. west of 53rd street and 466-472 53rd street, west side, 100 ft. north of 5th avenue, Block 815, Lots 35 and 40, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision; hearing closed.

553-54-BZ

APPLICANT—Sidney Snyderman, for Ismo Estates, Inc., owner.

SUBJECT—Application June 29, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles with an entrance to or an exit from proposed parking, located in residence use portion of plot.

PREMISES AFFECTED—30-09 38th street, east side, 76 ft. south of 30th avenue, Block 660, Lot 39, Astoria, Borough of Queens.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision; hearing closed.

614-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Jacob Mathanson, owner.

SUBJECT—Application July 26, 1954—re (decision of the borough superintendent) under sections 7f, 7e, 7i and 7A of the zoning resolution, to permit in a residence and retail use district for a term of twenty-one years, the erection and maintenance of more than one building on a lot, a supermarket and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office; with an entrance, show window and sign nearer the residence use district than is permitted.

PREMISES AFFECTED—1101-1111 63rd street and 6209-6223 11th avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed.

652-54-BZ

APPLICANT—Arthur E. DePhillips, for Seena Behrman, owner.

SUBJECT—Application August 23, 1954—re (decision of the borough superintendent) under sections 7e and 7A of

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the zoning resolution, to permit for a term of fifteen years, in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto-laundry (non-automatic), motor vehicle repair shop and office, and to permit the parking and storage of motor vehicles waiting to be serviced, with curb cut and show window nearer the residence use district than is permitted. PREMISES AFFECTED—8610 Flatlands avenue, southwest corner of East 87th street, Block 8023, Lot 39, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed.

654-54-BZ

APPLICANT—Charles M. Spindler, for Estate of William J. Hurley, owner.

SUBJECT—Application August 24, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, and the change of occupancy of existing two, two car garages to motor vehicle repair shop and extension of garages to adjoining lot to enclose grease pits.

PREMISES AFFECTED—636-640 86th street and 2-12 Battery avenue, southwest corner, Block 6055, Lots 22 and 23, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed.

780-54-BZ

APPLICANT—Arthur E. DePhillips, for Fred Stark, owner.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto laundry, motor vehicle repair shop; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—201-06 Hillside avenue, southeast corner of 201st street, Block 10495, Lot 52, Hollis, Borough of Queens.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed.

364-36-BZ—Vol. II

APPLICANT—Alberico Pompa, for Rocco Tricarico, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—31-70 31st street, west side, 103 ft. north of Broadway, Block 589, Lot 67, Astoria, Borough of Queens.

164-37-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Herman Flyer, owner.

SUBJECT—Application reopened September 28, 1954 as Vol. IV—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district two additional curb cuts on East 98th street on existing gasoline service station.

PREMISES AFFECTED—9716-9726 Church avenue and 494-542 East 98th street, southwest corner, Block 4718, Lot 42, Borough of Brooklyn.

187-52-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e, 7i and 7A of the zoning resolution, to permit in a local retail use district the reconstruction and size of proposed accessory building on proposed gasoline service station, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—221-10 Hempstead avenue and 102-33 to 102-37 221st street, southeast corner, Block 11157, Lot 5, Queens Village, Borough of Queens.

787-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station and to add the use of motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

682-53-BZ

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and local retail use district the change in use of cellar and first floor from spraying establishment, to spraying establishment and assembly of costume jewelry.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.

201-54-BZ

APPLICANT—Harry A. Yarish, for Atlas Lumber Corp., owner.

SUBJECT—Application March 17, 1954—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a business use district an entrance (curb cut), to loading berth, nearer the intersection than is permitted.

PREMISES AFFECTED—260-266 Manhattan avenue and 131-135 Powers street, northeast corner, Block 2776, Lots 1-4 inclusive, Borough of Brooklyn.

349-54-BZ

APPLICANT—Felix J. Wasselle, for Rita Brue, owner.

SUBJECT—Application May 5, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a commercial building (luncheonette, with living quarters in the rear).

PREMISES AFFECTED—226 Beach 88th street, southeast corner of Long Island Railroad freeway, Block 572, Lot 13, Rockaway Beach, Borough of Queens.

472-54-BZ

APPLICANT—Moritz Simon, for Beatrice L. Goldman, owner (Santa Fe Packing Corp., lessee).

SUBJECT—Application May 27, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from public garage to warehouse and office.

PREMISES AFFECTED—201-203 St. Marks avenue, north side, 125 ft. west of Vanderbilt avenue, Block 1144, Lot 64, Borough of Brooklyn.

473-54-A

APPLICANT—Moritz Simon, for Beatrice L. Goldman, owner (Santa Fe Packing Corp., lessee).

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SUBJECT—Application May 27, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—201-203 St. Marks avenue, north side, 125 ft. west of Vanderbilt avenue, Block 1144, Lot 64, Borough of Brooklyn.

684-54-BZ

APPLICANT—Ivan Pinsker, for Nicholas Salerno, owner (Hilgro Boat Yard, lessee).

SUBJECT—Application August 11, 1954—re (decision of the Commissioner of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station for the storage and sale of marine white gasoline to boats.

PREMISES AFFECTED—161-45 Cross Bay boulevard, east side, 225 ft. south of 161st avenue, Block 14189, Lot 72, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 25, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 25, 1955*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

39-54-A

APPLICANT—Leonard F. Rothkrug, for Riccardo Verdim, owner.

SUBJECT—Application January 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—81-10 102nd avenue, south side, 82.90 ft. east of 81st street, Block 9052, Lot 13, St. Albans, Borough of Queens.

665-54-A

APPLICANT—Lama, Proskauer and Prober, for Nonpareil Social and Athletic Club, owner.

SUBJECT—Application September 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1149 Eastern parkway, north side, 190 ft. 9 in. west of Utica avenue, Block 1391, Lot 66, Borough of Brooklyn.

142-54-A

APPLICANT—Irving Berg, for King Solomon Affiliation, 2nd District Jurisdiction, owner.

SUBJECT—Application February 24, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1252-1254 Bedford avenue, west side, 118 ft. 4 in. north of Fulton street, Block 2000, Lot 31, Borough of Brooklyn.

721-54-A

APPLICANT—Sutter Construction Inc., owner.

SUBJECT—Application August 5, 1954—re Appeal from a decision of the borough superintendent, re revocation of approval of N.B. 585-51.

PREMISES AFFECTED—354-364 Fountain avenue, north-west corner of Blake avenue, Block 4263, Lot 54, Borough of Brooklyn.

494-54-A

APPLICANT—Theodore A. Mazza, for 3048 Park Realty Corp., owner.

SUBJECT—Application June 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3048 Park avenue, east side, 103.12 ft. north of East 156th street, Block 2416, Lot 5, Borough of The Bronx.

362-54-A

APPLICANT—Technicon Chemical Co., Inc., owner.

SUBJECT—Application reopened November 30, 1954 and restored to docket—Re: Packaging, storage and sale of

mixture known as Technicon (clearing agent) Dehydrant, Type C650 in glass containers (capacity of containers in excess of 32 oz., contrary to Administrative Code requirements), previously dismissed for lack of prosecution.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 1, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 1, 1955*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

1228-40-BZ—Vol. II

APPLICANT—Larry Meltzer, for Avenue P and East 19th Street, Inc., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, E area district the extension of existing structure using more than the area permitted and without the required setback from street lines on Avenue P and East 19th street.

PREMISES AFFECTED—1816-1824 Avenue P and 1610-1620 East 19th street, southwest corner, Block 6781, Lot 7, Borough of Brooklyn.

Laid over from December 14, 1954, to February 1, 1955, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 8, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 8, 1955*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

577-54-BZ

APPLICANT—Charles M. Spindler, for Muller Bros. Holding Corp., owner.

SUBJECT—Application May 11, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage garage for more than five motor vehicles to warehouse, packaging and crating (incidental to movers' business) and office, for a term of ten years.

PREMISES AFFECTED—70-01 67th place and 67-26 to 67-34 70th avenue, southeast corner, Block 3653, Lot 1, Glendale, Borough of Queens.

Laid over from December 14, 1954, to February 8, 1955, for inspection and decision; hearing closed.

525-54-BZ

APPLICANT—Lama, Proskauer and Prober, for David M. and Joseph Fisch, owners.

SUBJECT—Application June 23, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, for a term of ten years, the change in occupancy from garage to florist supply, manufacturing of florist ornaments and decoration, sales and storage, loading and unloading, and the storage of two trucks.

PREMISES AFFECTED—1236-1240 President street, south side, 275.2 ft. west of New York avenue, Block 1283, Lot 26, Borough of Brooklyn.

Laid over from December 14, 1954, to February 8, 1955, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 21, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, December 7, 1954, were approved as printed in the Bulletin of December 14, 1954, Vol. 39, No. 50.

280-41-BZ—Vol. III

APPLICANT—Paul Friedman, for Constel Realty Corp., owner.

SUBJECT—Application reopened July 27, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a storage garage for more than five motor vehicles, and a motor vehicle repair shop (including welding, painting and spraying), and to permit the parking of motor vehicles on unbuilt upon portion of plot for customers and employees.

PREMISES AFFECTED—89 Furman avenue, west side, 99.5 ft. north of Bushwick avenue, Block 3462, Lots 26, 63 and 67, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Thomas J. Hall, Selma Bausch and Josephine Smith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 4, 1955, at 10 A. M. for further inspection; hearing previously closed.

1067-47-BZ—Vol. II

APPLICANT—Irving Margon, for New York Lerner Co., Inc., owner.

SUBJECT—Application reopened November 10, 1953—(decision of the borough superintendent) under sections 7c, 19A(j) of the zoning resolution, to permit in a residence and business use, C area district the demolition of frame buildings and the upper floors of loft building fronting on 53rd street; and the alteration and extension of existing buildings fronting on 5th avenue using more than the area permitted, and without the required rear yard; and without the required loading berth.

PREMISES AFFECTED—5308-5310 5th avenue, north side, 25 ft. west of 53rd street and 466-472 53rd street, west side, 100 ft. north of 5th avenue (Block 815, Lots 35 and 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving Margon, Norman Howard, Edward Robins, Ernest Tutino and H. N. Wittpenn.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1955, at 10 A. M. for inspection and decision; hearing closed.

227-54-BZ

APPLICANT—Raymond Irrera, for John Micari, owner.

SUBJECT—Application April 2, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the maintenance of existing garages for five cars for other than tenants of dwelling on front of plot, if tenants do not use them.

PREMISES AFFECTED—31-30 38th street, west side, 277.83 ft. south of 31st avenue, Block 657, Lots 53 and 54, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Morris Lowry.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to January 4, 1955, at 10 A. M. for decision after applicant has filed revised plans; hearing previously closed.

281-54-BZ

APPLICANT—Paul Friedman, for Alice Price, owner.

SUBJECT—Application April 19, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—166-11 Northern boulevard, northwest corner of 167th street, Block 5341, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 4, 1955, at 10 A.M. for decision after applicant has filed revised plans; hearing previously closed.

553-54-BZ

APPLICANT—Sidney Snyderman, for Ismo Estates, Inc., owner.

SUBJECT—Application June 29, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles, with an entrance to or an exit from proposed parking, located in residence use portion of plot.

PREMISES AFFECTED—30-09 38th street, east side, 76 ft. south of 30th avenue, Block 660, Lot 39, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Sidney Snyderman.

For Opposition: Arthur Doring.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1955, at 10 A.M. for inspection and decision; hearing closed.

614-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Jacob Mathanson, owner.

SUBJECT—Application July 26, 1954—(decision of the borough superintendent) under sections 7f, 7o, 7i, 7A of the zoning resolution, to permit in a residence and retail use district for a term of twenty-one years, the erection and maintenance of more than one building on a lot, of a supermarket and a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories and office; with an entrance, show window and sign nearer the residence use district than is permitted.

PREMISES AFFECTED—1101-1111 63rd street and 6209-6223 11th avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

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APPEARANCES—

For Applicant: Alfred Lama and Jacob Mathanson.

For Opposition: George H. Nichols, Anthony Cardinale, Flora Sussman, Charles D'Amato, Antonetta Laconsola, Henry Margoshes, Mrs. Rose Brenbart, Vito Lonhante, Margaret De Falco, Mary Riccio, M. Tauci, Rose Hermelee, Lillian Scaminaci, Mrs. V. Vicari, Mrs. A. Fossum, Frank J. McMullen, Edward Wagreich, Filomeno Calabrese, Jack Golub, Armand J. Starace, David Goldstein, Joseph Tucci, Leonard Sormani, Antoni Ginnari, Gabriel A. D'Amato, Rose Garguilo, Joseph Liotta, D. Rescigno, Carmela Galasso, Carmela Marino, Michael Marino, C. Parziale, Marie Minetti, Elvira Parziale and Dominick D'Angelis.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1955, at 10 A.M. for inspection and decision without further argument; hearing closed.

652-54-BZ

APPLICANT—Arthur E. DePhillips, for Seena Behrman, owner.

SUBJECT—Application August 23, 1954—(decision of the borough superintendent under sections 7e, and 7A of the zoning resolution, to permit for a term of fifteen years, in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto-laundry (non automatic), motor vehicle repair shop and office, and to permit the parking and storage of motor vehicles waiting to be serviced, with curb cut and show window nearer the residence use district than is permitted.

PREMISES AFFECTED—8610 Flatlands avenue, southwest corner of East 87th street, Block 8023, Lot 39, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur E. DePhillips.

For Opposition: Morris Stein, Councilman, John Mecue, Joseph Zizza, A. Nisconni, Salvatore Giol, Josephine Scalice, Vincenza Simone, Sarah Pinger, Mildred Levine, Lillian Norotsky, S. Harres, Michael Pulese, J. Ruzzuti, Frank G. Perrotta, George A. Berkowitz, Max Norotsky, Viola Rizzo, Salvatore Giol and Thomas Puline.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1955, at 10 A. M., for inspection and decision without further argument; hearing closed.

654-54-BZ

APPLICANT—Charles M. Spindler, for Estate of William J. Hurley, owner.

SUBJECT—Application August 24, 1954—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, and the change of occupancy of existing two, two car garages to motor vehicle repair shop and extension of garages to adjoining lot to enclose grease pits.

PREMISES AFFECTED—636-640 86th street and 2-12 Battery avenue, southwest corner, Block 6055, Lots 22 and 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Armand J. Starace, Myron J. Glantz, Mabel Erikson, Mary A. Ryan, Mrs. Gertrude Nelson, Jerome Gerst, Lise W. Jorsen and Elizabeth Thomsen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1955, at 10 A. M., for inspection and decision without further argument; hearing closed.

692-54-BZ

APPLICANT—Siegel and Green, for City Bank Farmers Trust Co., et al., and Francis X. Stephens, owners (owner under contract: Charter Properties, Inc.).

SUBJECT—Application September 10, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district the erection and maintenance of a supermarket, using more than the area permitted.

PREMISES AFFECTED—71-75 Avenue D and 754-756 East 6th street, southwest corner, Block 375, Lots 36, 37 and 38, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel and George Natanson.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and C. J. Cammarata, N. Y. C. Housing Authority.

ACTION OF BOARD—Laid over to January 18, 1955, at 10 A. M. for inspection and decision without further argument; hearing closed.

701-54-BZ

APPLICANT—William Lescaze, for City Bank Farmers Trust Co., owner (711 Third Ave., lessee).

SUBJECT—Application September 15, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business and unrestricted use, B area, and 1½ times height district the erection and maintenance of an office building using more than the permitted height without the required setbacks.

PREMISES AFFECTED—703-719 3rd avenue, east side, from East 44th to East 45th streets, 201-215 East 44th street and 200-208 East 45th street, Block 1318, Lots 1-9, inclusive and 45-51, inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Wm. Lescaze and Joseph Mitchell.

For Opposition: Stanley S. Katzenstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 4, 1955, at 10 A. M., for further hearing.

774-54-BZ

APPLICANT—Abraham Grossman, for 227 Mulberry Realty Corp., owner.

SUBJECT—Application October 11, 1954—(decision of the borough superintendent) under sections 7f, 21 of the zoning resolution, to permit in a business use district the change in occupancy from machine storage to storage garage for more than five motor vehicles.

PREMISES AFFECTED—227-229 Mulberry street, west side, 141 ft. 9½ in. north of Spring street, Block 495, Lot, 35, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman and Sidney Gaynes.

For Opposition: Nicholas P. Iannuzzi, S. Mendelson, Henry L. Ughetta, II, and Pascal J. Fortinash.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1955, at 10 A.M., for inspection and decision, without further argument; hearing closed.

775-54-BZ

APPLICANT—Abraham Grossman, for 227 Mulberry Realty Corp., owner.

SUBJECT—Application October 11, 1954—(decision of the borough superintendent) under sections 7f, 21 of the zoning resolution, to permit in a business use district the change in occupancy from machine storage to storage garage for more than five motor vehicles.

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PREMISES AFFECTED—231-233 Mulberry street, west side, 191 ft. 8½ in. north of Spring street, Block 495, Lot 33, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.

For Opposition: Mary Cultrera, Henry Margoshes and S. Mendelson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to January 18, 1955, at 10 A.M., for inspection and decision, without further argument; hearing closed.

780-54-BZ

APPLICANT—Arthur E. DePhillips, for Fred Stark, owner.

SUBJECT—Application October 14, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto laundry, motor vehicle repair shop; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—201-06 Hillside avenue, southeast corner of 201st street, Block 10495, Lot 52, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Arthur E. De Phillips.

For Opposition: John J. Reilly.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1955, at 10 A.M., for inspection and decision without further argument; hearing closed.

841-54-BZ

APPLICANT—Lama, Proskauer and Prober, for The Trustees of Sailors' Snug Harbor in the City of New York, owner.

SUBJECT—Application October 27, 1954—(decision of the borough superintendent) under sections 7c, 7A and 21 of the zoning resolution, to permit in a residence and local retail use district the inclusion of stores and restaurant on first floor of proposed class A multiple dwelling, with show windows and signs nearer the residence use district than is permitted.

PREMISES AFFECTED—9-21 5th avenue, east side, from East 8th and East 9th streets, 1-11 East 8th street and 2-10 East 9th street, Block 566, Lots 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 31-34 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama, M. B. Grosso, J. Minskoff, A. Eckoahl, Morty Wolosoff, Elsa G. Steinert and Robert C. Weinberg.

For Opposition: Frances E. Stearns, Sophie Belenky and Raymond L. Wilkes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 4, 1955, at 10 A.M. for decision; hearing closed.

1674-21-BZ—Vol. II

APPLICANT—Herman Kron, for Plancher Corp., owner.

SUBJECT—Application reopened May 4, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit the removal of partition dividing the residence use district from the business use district on the second floor, to be used as an extension to existing public assembly (catering) use.

PREMISES AFFECTED—151 East Burnside avenue and 2052-2062 Creston avenue, northeast corner, Block 3160, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 4, 1954, subject to regular procedure, to consider change of use; and

WHEREAS, a public hearing was held on this application on November 16, 1954, after due notice by publication in the Bulletin; laid over to December 14, 1954, for inspection by committee of the Board and for applicant to get a full examination from the Building Department and file an administrative appeal with the Board if necessary; hearing closed; then to December 21, 1954, for inspection and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Creston avenue and East Burnside avenue are in residence and business use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated April 6, 1954, acting on Alt. Applic. 199-54, reads:

"1. The removing of the physical separation in the form of a partition which is dividing the business and residence use districts is contrary to Art. II, Sect. 3 of the Zoning Resolution. Refer back to Bd. of S. & A. Cal. #1674-21-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 90.47 ft. and 114.90 ft. frontage by 115.82 ft. in depth, irregular, on which is located a building covering entire plot, two stories, 23 ft. in height, of class 3 construction; that it is proposed to remove partition on 2nd floor dividing the residence use district from business use; and

WHEREAS, the applicant requests that the Board permit the occupancy of the residential portion of the 2nd floor, which was previously approved for offices, as an annex to present catering place; and

WHEREAS, the applicant contends that on March 14, 1922, approval was granted by the Board to extend the subject premises about 14.90 ft. into residence use and to be occupied as stores on the 1st floor and offices on the 2nd floor; that beginning August, 1933, the premises were occupied as stores, restaurant and synagogue on the 1st floor; that under Alt. No. 227-52 plans were filed to occupy entire 2nd floor as a catering place, and the 1st floor to be occupied as stores; that the building department objected to such occupancy stating that a permanent partition should be erected on the zoning line dividing the business and residence use; that the architect agreed to this objection and erected a partition on the zoning line; that a certificate of occupancy was issued February 6, 1954, for this use and the Board is requested to amend the original resolution and permit removal of this partition and occupy this area on the 2nd floor as an extension to the present public assembly; and

WHEREAS, the applicant states that the present owner has held title to the property since January 15, 1952; that the assessed valuation of land is \$140,000 and of the building \$190,000 making a total of \$330,000; that the building was erected 1923; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 7, 1922, by adding thereto:

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"that in the event the owner desires to remove the partitions at the second floor rear, as now proposed and as indicated on plans filed with this application, marked 'Received April 12, 1954' (8 sheets), such extension of use may be permitted under section 7c *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that the existing stairs and exits may continue, as shown, *on condition* that the number of occupants in the building shall be in accordance with the requirements of the Code for such exits; that each stairway shall have a scuttle and ladder to the roof; that the resolution above cited shall be complied with where not inconsistent with this amended resolution and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

98-30-BZ—Vol. II

APPLICANT—Albert E. Deer, for Esso Standard Oil Company Inc., owner.

SUBJECT—Application reopened July 7, 1954, as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the extension and reconstruction of existing gasoline service station, and to include car washing, motor vehicle repairs, lubricatorium, store and brake service and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—1180-1188 Myrtle avenue and 664-668 Bushwick avenue, southwest corner, Block 3194, Lot 24, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jos. B. Lynch.

For Opposition: Duncan Faser, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on July 7, 1954, subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on December 21, 1954, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Bushwick avenue are in residence and business use, B area, class 1½ height districts; Myrtle avenue is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated November 10, 1954, acting on Alt. Applic. 2138-54, reads:

"1. On a lot located partly in a business use district and partly in a residence use district, the proposed alteration and the 19 ft. x 20 ft. addition to the existing gasoline service station accessory building and the additional uses of minor auto repair shop with hand tools only and the parking of motor vehicles awaiting service is contrary to Art. II section 3 and Art. II section 4(a) subdivisions 15, 29, 45 of the Zoning Resolution.

NOTE: These premises were subject of a conditional variance by the Bd. of S. & A. under Cal. #98-30-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 ft. and 101.8 ft. frontage by 94 ft. 11 in. and 100 ft. in depth, irregular, on which is located a gasoline service station with a 52 ft. 1 in. by 28 ft., one-story accessory build-

ing, seven 550 gallon gasoline tanks and six dispensing pumps, and four curb cuts; that it is proposed to add an extension, 20 ft. by 19 ft., at rear of existing accessory building and add the use of motor vehicle repairs and the parking of motor vehicles; and

WHEREAS, the applicant requests permission to include the additional uses of minor auto repair shop with hand tools only and the parking of motor vehicles awaiting service and a one bay, non-automatic auto laundry; that additional uses of repairing and parking are embodied in the new decision under Alt. Applic. 2138-54, dated November 10, 1954; and

WHEREAS, the applicant contends that inasmuch as a small gore or portion of the plot extends into a residence use district, a variation of sections 3 and 4a is requested; that the plot was zoned for business and residence use, B area, class 1½ height district in 1916 and there have been no changes since then; and

WHEREAS, the applicant contends that the station has been in continuous operation since July 1, 1930; that a brief summary of the prior hearings on this calendar number reveals that the Board conditionally granted a variance for a gas station on May 16, 1930, but inasmuch as no work was done this variance expired by limitation; that an amended resolution was adopted under section 21 on July 18, 1933, reinstating the application granted in 1930; that subsequently amendments were granted on January 23, 1934, March 5, 1935, March 26, 1935, and June 18, 1935; that on March 31, 1936, the amendments of January, March and June, 1935, were rescinded and the resolution adopted April 14, 1936, reinstated the amendment of January 23, 1934; that the gas station was reconstructed under this latter amendment and certificate of occupancy No. 83142 was subsequently issued on July 12, 1937, on building permit No. 1263-34 permitting a gas station, office, restrooms and enclosed greasing and brake service; that a further amendment on April 6, 1937, required the submission of working drawings and permitted the omission of the lot line curbing on Myrtle avenue; that an additional amendment on February 18, 1941, permitted the extension of the accessory building for a one-car space for use of car washing; that no certificate of occupancy was issued to include car wash space; that under Cal. No. 119-28-A the Board, on July 27, 1928, denied an application by adjoining property owners to revoke certificate of occupancy No. 45063, issued June 24, 1927, on N. B. permit or Alt. Permit No. 9077-21; that in the decision the Board certified that the gas station was in use since 1918 and the fire department records affirmed this decision; that the extension in area was later permitted by the Board in the decision of May 16, 1930, and as subsequently amended; that copy of certificate of occupancy No. 45063 is filed with this application; and

WHEREAS, the applicant states that the proposed work involves the erection of a 19 ft. by 20 ft. extension to the present accessory building to be used for storage purposes, the erection of a new store front and a new parapet on the office section of the present building; that it is also proposed to cover the front of the building facing Bushwick avenue and a portion of the front of the building facing Ditmars street with porcelain enamel in accordance with the veneer rules of the Board; that it is also proposed to install a new warm air, floor type heating system in the existing boiler-room, enterable from the exterior, to remove the present lubrication pits and install two hydraulic lifts and to include the additional uses of minor auto repairing with hand tools only and the parking of motor vehicles awaiting service; that there will be ten 550-gallon gasoline tanks, one 550-gallon waste oil tank and one 1,080 gallon fuel oil tank; that no changes in the pumps or location of same, nor the two brand signs, nor the present curb cuts are involved in this application; that there will be no change in the metes and bounds as hereinbefore permitted and the portion or gore of property located in residence use will not be used in the service station operation; and

WHEREAS, the applicant states that building department records show that certificate of occupancy No. 45063 was

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issued on June 24, 1927, on Alt. Applic. 9077-21 which legalized this non-conforming use prior to effective amended zoning in 1925; that fire department records permitted the erection of five one-car garages and a gasoline filling station on May 18, 1918; that a combustible permit was issued on July 8, 1918, for one 550-gallon gas tank and continuous annual combustible permits have been issued since that date; that competitive demands require a one stop service station and the present building as rebuilt in 1936-37 requires modernization, hence the proposed porcelain enamel finish; that the site is located under the elevated line on Myrtle avenue and the present stucco has deteriorated to such an extent that it is impossible to keep the building in a clean condition; and

WHEREAS, the applicant states that the present owner has held title to the property since July 11, 1930; that the assessed valuation of land is \$30,000 and of the buildings \$13,000, making a total of \$43,000; that the building was reconstructed in 1937.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 18, 1933, as thereafter amended by resolutions adopted through February 18, 1941, by adding thereto:

"that in the event it is desired to construct an extension to the accessory building to the west, as now proposed and indicated on plans filed with this request for amendment, marked 'Received November 10, 1954' (4 sheets) and to use such extension for the storage of new merchandise to supplement the storage space in the existing accessory building, such extension of building may be constructed as proposed and shown on such plans; that such accessory building may be resurfaced with an approved type of enamel steel, in place of the present stucco and brick, as proposed and shown; that certain space now occupied for planting may be paved with concrete or asphaltic paving, as proposed; that under section 7i there may be minor repairs within the building, as proposed, for adjustments with hand tools only; that such repairs shall be of a light nature, excluding all heavy chassis, or collision or similar work; that there shall be no forge or anvil used on the premises and in all other respects the work done shall comply with permits that may be issued by the Fire Commissioner; that under section 7c, there may be parking of cars awaiting service; that there may be three additional 550 gallon approved gasoline storage tanks, as proposed; that such portable fire-fighting appliances shall be installed as the Fire Commissioner shall direct; that in all other respects the resolutions above cited shall be complied with, as modified by this resolution; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

81-35-BZ—Vol. III

APPLICANT—Larry Meltzer, for William Gold, owner.

SUBJECT—Application reopened April 27, 1954, as Vol. III —re (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district, the change in occupancy from auto showroom and store, shop for new auto accessories, locks, windshield wipers, glazing, speedometers, upholstering and auto heater service station, and the parking and storage of more than five motor vehicles and sale and display of new and used cars—to auto showroom, auto parts, motor vehicle repair shop, and to permit the extension into residence use district of sale and display of new and used cars, and the parking and storage of motor vehicles.

PREMISES AFFECTED—2027-2035 Flatbush avenue and 1-11 Baughman place, northeast corner, Block 7867, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer and William Gold.

For Opposition: Thomas J. Keenan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on April 27, 1954, subject to regular procedure; and

WHEREAS, a public hearing was held on this application on November 23, 1954, after due notice by publication in the Bulletin; laid over to December 14, 1954, for inspection and decision; hearing closed; then to December 21, 1954, for applicant to file revised plans and copy of violation; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Baughman place are in residence and business use, D area, class 1 height districts; Flatbush avenue is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 15, 1954, acting on Alt. Applic. 2951-53, reads:

"1. The change from auto showroom and store and shop for new auto accessories, locks, windshield wipers, glazing, speedometers. Upholstery and auto heater service station (no auto repairing) and Parking and storage of more than five (5) motor vehicles and sales and display of new and used cars on vacant space within Business Use District (4,600 sq. ft.) to auto show room, auto parts, motor vehicle repair shop, which is located in a Business Use District is contrary to Art. 2, Section 4(a) (29).

"2. The open plot partly in a Business district and partly in a Residence district to be occupied for the storage and parking of more than five (5) motor vehicles and sales and display of new and used cars is contrary to Art. 2, Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 94 ft. 3¼ in. and 111 ft. 2⅞ in. frontage by 135 ft. 1 in. in depth, irregular, on which is located a one-story building of class 3 construction having a frontage of 75 ft. on Flatbush avenue and a depth of 66 ft., irregular, erected under N. B. Applic. 2769-1946 and occupied under certificate of occupancy No. 130223 for auto showroom and store, and shop for new auto accessories, locks, windshield wipers, glazing, speedometers, upholstery and auto heater service station, no auto repairing, and parking and storage of more than five motor vehicles and sales and display of new and used cars on vacant space within business use district (4,600 sq. ft.); that the rear unbuilt area within the business district, within an area of 4,600 sq. ft., is occupied for the storage and parking of more than five motor vehicles; that it is proposed to change the occupancy of the building to include a motor vehicle repair shop to be used in conjunction with the existing new car showroom; that it is further proposed to enlarge the parking area of the rear of the premises to include the triangular portion of the lot which extends into a residence district so that this entire unbuilt upon area will be used for the storage and parking of more than five motor vehicles, and sales and display of new and used cars; and

WHEREAS, the applicant contends that the present owner has conducted an automobile accessory store and shop at this location since 1935; that he purchased the property in 1946 and has made a substantial and considerable improvement by demolishing a former shack and erected on this site a modern building; that this building is currently used as a new car showroom and it is essential that the owner be permitted to conduct repairs on motor vehicles in conjunction with his auto sales; that all such repairs shall be done primarily with hand tools, except for a few power-driven bench tools operated by fractional horsepower motors; that the repair work within this building would not be objectionable to surrounding property; that since this location has

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been established for almost 20 years by its present owner in the automobile business and is in good keeping with the neighborhood at this point, the granting of this application is respectfully requested; and

WHEREAS, the applicant states that the present owner has held title to the property since November 4, 1946; that the assessed valuation of land is \$24,500 and of the building \$18,000 making a total of \$42,500; that the building was erected 1946; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7i, to permit within the existing one-story building, minor repairing limited to such cars as are dealt in by the agency, as indicated on area plans marked "Received March 29, 1954" (5 sheets) and revised plans marked "Received December 10, 1954" (4 sheets), *on condition* that the building shall not be increased beyond what is now proposed and shown on such plans marked "Received December 10, 1954"; that there shall be no heavy repairing such as chassis or collision work; that there shall be no forge on the premises, but there may be an acetylene torch and such other uses as may be permitted subject to required licenses by the Fire Commissioner; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that Fire Department Order #6165-4 shall be complied with; that all permits required, including a new certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this resolution, and withdrawn as to request for extension of area into the residence use district.

Adjourned: 12:50 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 21, 1954, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

931-53-A

APPLICANT—Leonard F. Rothkrug, for Mabel V. Pearson, owner.

SUBJECT—Application December 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—824 64th street, south side, 120 ft. 6 in. east of 8th avenue, Block 5742, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, John Finseth and Theodore Pearson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 21, 1953, on Alt. App. 20/52, reads:

"1. Proposed extension to occupy more than 60% of lot area violates Art. 4, Sect. 13c of the Zone Resolution. Note area designated for parking and unloading

within the structure for area district exception Sect. 19(g) is considered excessive."

and

WHEREAS, the applicant states the existing building is one story, 23 ft. in height, 50 ft. by 95 ft. 4 in. in depth, of Class 3 construction, erected in 1946 on a lot 100 ft. front by 100 ft. in depth, in an unrestricted use, C area, Class 1¼ height district; used and occupied since 1946: Cellar—boiler room; 1st floor—structural steel shop, office and garage, 10 persons. The building is now proposed to be increased to 81 feet front by 100 feet irregular in depth in Class 3 construction, one story 23 ft. in height and to be used and occupied as a structural steel shop, office and garage, occupancy 10 persons; and

WHEREAS, Certificate of Occupancy #121046 issued by the Borough Superintendent upon completion of work under N.B. 2439/46 permits the following use and occupancy: Cellar—boiler room; 1st floor—shop—iron and steel works, 10 persons; and

WHEREAS, the applicant states there are two buildings on the lot erected in 1946, one 50 ft. by 95 ft. used and occupied as a structural steel shop; the other 19 ft. by 40 ft. used since erection as a garage in conjunction with the steel shop; it is now proposed to construct a one-story extension to be used in conjunction with the existing structures. A portion of this extension will be used for storage and the remaining portion for loading and unloading within the building; and

WHEREAS, the applicant contends that the area of the lot is 10,000 square feet; the area of the existing buildings is 5,510 sq. ft.; that the area of proposed extension will be 2,610 sq. ft., of which 490 sq. ft. will be used for storage; that the total area of the lot to be occupied will be 8,610 sq. ft.; and

WHEREAS, the applicant contends that Section 19(g) of the Zoning Resolution provides that where provision is made for unloading within the building such unloading area may be occupied by the first floor of the building; that 2,610 sq. ft. of the proposed extension will be used for loading and unloading and therefore the occupied area does not exceed the limitation of the Zoning Resolution; and

WHEREAS, the applicant contends that the materials delivered to the shop for fabrication are 30 ft. in length or longer and are carried on long trailer trucks; that from the trailers the steel members are unloaded and taken into the shop for fabrication and the products of the shop are loaded on trailer trucks for delivery to the job; that at present, loading and unloading is done within the existing structure and because of the large size of the structural members and the trailer trucks, it is necessary to disrupt all work in progress in order to do this loading; and

WHEREAS, the premises were inspected by a committee of the Board which recommended that the appeal be granted under certain conditions; and

WHEREAS, due consideration has been given to the type of material handled and the length of the structural steel loaded and unloaded.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 20/52, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* to allow the proposed loading space as a portion of the area permitted to be covered but that such loading space, in view of the type of material to be loaded and unloaded, shall not be considered more than 40 feet in the depth of the lot and 40 feet in width; that this appeal shall be deemed to apply only to this particular instance and not for general interpretation; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

30-54-A

APPLICANT—Michael A. Caricato, lessee, for Nicholas M. Caricato, owner.

SUBJECT—Application January 15, 1954—re Appeal from an order of the fire commissioner.

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PREMISES AFFECTED—436-438 Water street, west side, 25 ft. 6 in. north of Market Slip, Block 249, Lot 46, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Luca.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, Order #97327-C issued by the Fire Commis-
sioner September 24, 1953, and repeated in his decision of
January 5, 1954, reads:

"1. Discontinue storage of loose combustible fibre
in excess of one ton loose without a permit from this
department. C19-149.0-b, Administrative Code.

REASON: Section C19-149.c.1 of the Administrative
Code prohibits the Commissioner from issuing a permit
for combustible fibre (paper) for any building situated
within fifty feet of the nearest wall of a building occu-
pied as a school, etc."

and

WHEREAS, the applicant states that the building is 3 stories,
37 ft. 6 in. in height, 50 by 60 ft. in area, Class 3 construction,
erected in 1950 on a lot 50 ft. front by 50 ft. in depth, in an
unrestricted use, A area, Class 1½ height district; used and
occupied since November 21, 1952, as follows: Cellar—stor-
age of baled waste paper; 1st floor—baling and sorting of
waste paper, 2 persons; 2nd floor—office and sorting of waste
paper, 3 persons; 3rd floor—storage and sorting of waste
paper, 1 person. The building is provided with a one-source
sprinkler system throughout and an approved interior fire
alarm system; there is one 4 ft. wide steel stairs, enclosed in
3 in. blocks enclosed with fireproof, self-closing doors and
leading from roof bulkhead direct to street and one fire es-
cape on the front of the building extended to street by ladder;
windows and doors on course thereof are fireproof, self-
closing and

WHEREAS, Certificate of Occupancy #40480 was issued
November 21, 1952, on N.B. App. 93/50 permits the present
use and occupancy within the limitation of not more than
five persons engaged at factory work in the entire building
and states that the sprinkler system was approved by the Fire
Department June 30, 1950; and

WHEREAS, the applicant contends the building was erected
under N.B. App. 93/50 and the sprinkler system approved
by the Fire Department June 30, 1950 and Certificate of Oc-
cupancy #40480 issued; that ten months after its completion,
the Fire Department made an inspection of premises and the
order in question was placed against the premises due to the
fact there is a school adjacent to premises and a day nursery
and a missionary in the rear of the premises; that the school
address is 84-90 Market Slip and the Nursery is 171 Cherry
street and the Missionary is 173 Cherry street; that the
premises used for school purposes at 84-90 Market Slip has
no certificate of occupancy other than one issued for stores
under C.O. 3123/20 which permits stores, offices and storage;
that 171 Cherry street now used as a day nursery has a per-
mit from the Building Department for a club house; that
173 Cherry street has a permit for a missionary; and

WHEREAS, the applicant contends that due to the fact
these buildings have no permits for their present use and
are actually in violation of their legal use and that the prem-
ises in question are occupied as a paper and rag sorting
and storage and has a certificate of occupancy, it is requested
that a variance be made to have the Fire Department rescind
the order and issue the permit request; and

WHEREAS, the owner was convicted and fined in Municipal
Term, Magistrates Court on January 8, 1954, on charge of
violation of the Administrative Code; and

WHEREAS, the applicant has filed with this appeal a copy
of letter dated January 11, 1954, addressed to his architects
by the Borough Superintendent, Department of Housing
and Buildings, which reads:

"Receipt is acknowledged of your letter of December
18, 1953, in which you requested an inspection of sev-
eral buildings adjoining the premises, 436-438 Water
Street where a new building was erected under N.B.
Application #93/50 filed by you.

As per your request, we have inspected the premises
171 and 173 Cherry Street and 84-90 Market Slip which
adjoin the new building to determine whether or not
any of them are occupied as a school. The inspector
found these buildings to be occupied as follows:

'Premises 173 Cherry Street. There is a chapel on
the first floor and sleeping accommodations for about
18 sisters and 3 others women (help).

Premises 171 Cherry Street. The first and second
floors are used for usual settlement house activities,
and the third, fourth and fifth floors are used as a
day nursery for children between 3 and 6 years old
and used all day.

Premises, 84-90 Market Slip. Entire building used
for settlement house activities, including music classes,
craft and art classes, library etc. Also as a day care
center for children over 6 years who come in the
afternoon after school from 3 to 6 P.M. for various
activities but are not taught the common branches.

None of the activities or classwork come under the
supervision of the Regents of the State of New York
or the Board of Education of the City of New York.'

Whether or not these uses constitute that of a school
within the purview of Chapter 19 of the Administrative
Code is a matter for the Fire Department to decide.
This department has filed violations on Premises 84-90
Market Slip for occupancy contrary to the certificate
of occupancy."

WHEREAS, the premises and area were inspected by a
Committee of the Board.

Resolved, that the Board of Standards and Appeals does
hereby make a variation in the requirements of the Labor
Law, as expressed in the Fire Commissioner's Order No.
97327-C, Objection 1, and that the appeal be and it hereby
is granted on condition that the building shall be maintained
in accordance with the proposal and the plans as filed with
this appeal marked, "Received, January 15, 1954" (6 sheets);
and that the fireproof windows at the rear of the building
shall be maintained in accordance with the requirements
therefor and shall not be opened so as to create an exposure
to the adjoining property in the rear; that the number of
occupants shall be limited to the capacity of the primary
means of exit; that the premises shall be maintained to the
satisfaction of the Fire Commissioner; and that the sprink-
ler system shall be maintained in accordance with the require-
ments therefor.

406-54-A

APPLICANT—I.F.E. Studios, Inc., lessee, for Theatre
Circuit Realty Corp., owner.

SUBJECT—Application May 19, 1954—Appeal from an
order of the fire commissioner.

PREMISES AFFECTED—233-235 West 49th street, north
side, 221 ft. east of 8th avenue, 5th floor; Block 1021, Lot
10, Borough of Manhattan.

APPEARANCES—

For Applicant: Lawrence C. Gibbs, Jerry Lubin and
Mauro Zambuto.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, order #2647-4, issued by the Fire Commissioner
April 20, 1954, reads:

"Motion Picture Film—Projection Room—Sound Re-
cording Studio—Before a permit for the purpose indi-

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cated above may be issued to you, the following order must be complied with. Kindly notify this department when such order has been complied with.

1. Provide that building be equipped with an approved system of automatic sprinklers. C19-117.00, Adm. Code. (S1)"

and

WHEREAS, the applicant states that the building is 8 stories, 93 ft. in height, 55 ft. by 1100 ft. in area, of Class One construction, located in a retail-1 use, "B" area, Class 2 height district, and used and occupied since 1953: Cellar—Storage, 30 persons; Basement—Store, 50 persons; first floor—Store, 10 persons; 2nd floor—Screening Rm. Lunchroom, 50 persons; 3rd floor—Office, 50 persons; 4th floor—Office, 50 persons; 5th floor—Recording with Safety Base Film, Projection Room and Office, 14 persons; 6th, 7th and 8th floors—Office, 50 persons each floor; Penthouse: office, 50 persons; no change in use or occupancy is now proposed; the building is provided with an approved standpipe system, one interior fire proof stairs and one fire tower and one fire escape, interior stairs leads roof bulkhead to lobby, fire proof enclosed, equipped with metal self-closing doors, and the exterior stairs, or re escape, extends to the roof by stairs and to street and yard by stair, window and door openings on the course of the fire escape and fire proof, self closing; and

WHEREAS, Certificate of Occupancy #40682 issued January 9, 1953, upon completion of Alteration Application 1013 of 1952 permits the present use and occupancy, and contains the note that Fuel Oil Installation was approved by Fire Department January 30, 1953; and, Standpipe System was approved by Fire Department January 7, 1953; and

WHEREAS, the applicant contends that the public halls used as a reception room contains one soda and acid fire extinguisher and there are two fire exits therefrom leading to the lobby and street; and

WHEREAS, the applicant contends that when it leased the premises on June 30, 1952, it relied upon the then existing law which permitted their use in the manner in which they are now being used and in reliance upon said law expended in excess of \$100,000 in the installation of equipment and the alteration of the premises; that if the Board fails to grant a variance herein requested the applicant will be confronted with the alternative of installing an automatic sprinkler system in the entire building or removing from the premises; that while the sound studio panel room is the one room in the premises which comes within the condemnation of the recent amendment to the Administrative Code forming a basis for the order appealed, it is this room which least of all can be subjected to the hazards of installation of a sprinkler system in that the sound studio panel room while relatively small in size contains very expensive equipment and should the sprinkler system be actuated all of this equipment would be ruined beyond repair; that prior to the amendment of Section C19-117.0 of the Administrative Code on December 16, 1953, said section confined itself to inflammation motion picture film and exempted screening or projection rooms and panel rooms of sound recording studios or motion picture studios; that prior to December 16, 1953, only the use of inflammable film was regulated, safety film was not regulated; that on January 6, 1953, when the applicant entered into the premises, if it had at that time contemplated using inflammable film, its screening room, projection room and sound panel room would have been exempt; that upon the amendment of Section C19-117.0 of the Administrative Code on December 16, 1953, subdivision (c) thereof does not require protection for the screening or projection room; and

WHEREAS, the applicant states that the Code as it presently stands exempts the user of inflammable film whose premises contain a sound recording studio panel room from the necessity of installing an approved automatic sprinkler system; that on the other hand new subdivision (c) requires a user of safety film in a premises containing a sound recording studio panel room to be in a building only which is equipped with an approved automatic sprinkler system; that the applicant which uses only safety film in its sound panel room is

penalized by the issuance of a Fire Department order to install a sprinkler system in the entire building while another firm which may use inflammable film in a sound panel room may not be subjected to such a requirement; and

WHEREAS, the premises were inspected by a Committee of the Board.

Resolved, that the decision of the Fire Commissioner acting on Order No. 2647-4, be and it hereby is *modified* and that the appeal be and it hereby *granted on condition* that no film shall be used on the premises, or stored on the premises, other than approved safety acetate film; that the premises shall be maintained as shown on plans marked, "Received, May 19, 1954" (one sheet), and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and shall be maintained to the satisfaction of the Fire Commissioner.

407-54-A

APPLICANT—Sidney Daub, for 108-110 West 11th Street Realty Corp., owner.

SUBJECT—Application May 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—102-110 West 11th street, southwest corner of Avenue of the Americas, Block 606, Lot 30, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 28, 1954, on BN. 704/54, reads:

"1. Fire escapes are not accepted as a means of egress in a building over five stories high per sec. 271 L.L."

and

WHEREAS, the applicant states the building is 6 stories, 75 ft. in height, 56 ft. 10½ in. front by 158 ft. in depth of Class 3 construction, erected in 1891 in a business use, B area, Class 1½ height district, used and occupied since 1892: Cellar—storage; 1st floor—food market, 100 persons; 2nd floor—manufacturing ladies apparel, 50 persons; 3rd floor—manufacturing dresses, 50 persons; 4th floor—manufacturing handbags, 50 persons; 5th floor—manufacturing clothing, 75 persons; 6th floor—manufacturing clothing, 90 persons. No change in use or occupancy is now proposed; the building is equipped with an approved two-source sprinkler system throughout, an approved interior fire alarm system and regular monthly fire drills are maintained. There is one 3 ft. wide anterior wooden stairway, enclosed in fire-retarded partitions, equipped with fireproof, self-closing doors which leads direct to street and is provided with ladder and scuttle to roof and one fire escape at rear, leading to roof by stair and to yard by stair with egress from lowest termination through adjoining yards and buildings. Window and door openings on course of fire escape are fireproof, self-closing; and

WHEREAS, Violation #1040/53 was issued by the Borough Superintendent January 4, 1954, for not having all floors provided with legal second means of egress to street and egress from lower termination of rear fire escape constructed by a wood picket fence across fire escape exit and completely blocking it; on the 6th floor lattice door at stairway exit swings inwardly against direction of egress; exit signs and red lights not provided in cellar over front exit door opening on area stairs and over door opening to interior stairs; proper door knob hardware not provided on front cellar exit door; doors opening on cellar exit passageways not self-closing; door opening on cellar exit passages are not self-closing; cellar exit passage obstructed by passage; and

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WHEREAS, the applicant states the building was erected in 1891 as a warehouse; that in 1892 floor computations were filed and approved for factory occupancy; that in 1893 under Alt. App. 283 plans were approved for use of the building as a publishing house and for the installation of a fireproof elevator shaft; that under Alt. App. 2097/01 approved for factory occupancy a 9000 gallon wood gravity and 6000 gallon steel pressure tanks were installed to supply pressure for automatic sprinklers; that under Cal. No. 520-30-S the Board accepted existing fire escapes at the rear and egress from the termination; that on May 7, 1935, the Board amended its resolution to the effect that the occupancy at no time exceed 350 persons and in no event more than 100 persons on a floor; and

WHEREAS, the applicant contends that the fire escapes in question are at the rear of the building and consist of 3 ft. 6 in. wide balconies at each story with 22 in. wide 60° stairways from yard to roof with 4 ft. 6 in. high railings on exterior of stairways and fire escape balconies; that egress from the termination of the fire escapes as accepted by the Board under Cal. No. 520-30-S remain the same and consists of a 3 ft. wide door in the picket fence at the foot of fire escapes on the rear lot line of property in question opening into open yards of 3-story dwellings in rear facing Patchen Place, the yard of which projects for about 60 feet east and 60 feet west to remain open with no fence dividing, and egress therefrom through the dwelling to Patchen Place; that a letter of consent from owners of dwellings involved was filed with Cal. No. 520-30-S; and

WHEREAS, the applicant states openings on course of fire escapes fireproof self-closing doors; that in addition to fire escapes the building contains a 3 ft. wide wooden stairway from cellar to 6th floor with hallway at 1st floor leading directly to the street; that this stairway is within a fire-retarded enclosure, equipped with fireproof self-closing doors; that there exists a double-run iron ladder and scuttle to roof within the stair enclosure; that the entire building is equipped with a two-source automatic sprinkler system supplied by 9000 gallons wood gravity tank and 6000 gallon steel pressure tank with central office connection alarm; that the interior fire alarm and fire drills are maintained; and

WHEREAS, the premises was inspected by a committee of the Board; and

WHEREAS, it is the opinion of the committee that the premises present a very dangerous condition, particularly in view of the fact that the primary means of exit is so constructed that on the first floor it presents a dangerous condition and the stair itself is none too good although it is enclosed; that the number of persons in the building requires more exits than are indicated by the primary means of exit and the rear fire escape; and

WHEREAS, the committee recommends that the appeal should not be granted.

Resolved, that the decision of the Borough Superintendent, acting on BN 704/54, Objection 1, be and it hereby is *affirmed* and the application be and it hereby is *denied*.

420-54-A

APPLICANT—Sidney Daub, for Relkrantz Realty Corp., owner.

SUBJECT—Application May 20, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—97 Greene street, west side, 164 ft. 10 in. north of Spring street, Block 500, Lot 30, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 17, 1954, on B.N. App. 171 of 1954, reads:

"1. Provide 2 lawful means of egress from each floor area; egress from 1st floor and cellar appears adequate.

Note: Fire escape not acceptable on factory buildings more than 5 stories in height under Sec. 271 of labor law as amended 7-1-47."

and

WHEREAS, the applicant states the building is six stories, 77 ft. in height, 30 feet front by 92 feet in depth, erected 1881, located on a lot 30 feet front by 100 feet in depth, in an unrestricted use, D area Class 2 height district, and used and occupied since 1906 as follows: Cellar—Storage of cloth, 2 persons; 1st floor—storage of cloth; 2 persons; 2nd floor, manufacturing dresses, 10 persons; 3rd floor; dress storage, one person; 4th floor, manufacturing pocketbooks, 10 persons; 5th floor, manufacturing brief cases, 10 persons; 6th floor—storage of light bulbs, 2 persons; no change in use or occupancy is now proposed; and

WHEREAS, Certificate of Occupancy #19077 was issued by the Borough Superintendent August 14, 1933, upon completion of work under Alt. 254/33, and permits the following use and occupancy: Cellar—Storage; 1st floor; stores, 60 persons, 2nd to 6th floors; factory, 79 persons on the floor; 60 each on the 3rd and 4th; 70 on the 5th; and 70 on the 6th floors; and

WHEREAS, Violation No. 6015 was issued by the Borough Superintendent July 30, 1953, for failing to provide or maintain two legal means of egress from the several floors as required by Section 271 of the Labor Law; and

WHEREAS, the applicant states that the building is provided with a two-source sprinkler system throughout; there is one interior wood stairs (3 ft. 8 in. and 3 ft. in width, enclosed in partitions of wood studs, covered both sides with metal lath and plaster, equipped with fireproof self-closing doors; stair hall leads direct to roof bulkhead and to street; there is one fire escape on the front extending to roof by stair and to street by stair; window and door opening on the course of the fire escape are fire proof self-closing; and

WHEREAS, the applicant states that the sprinkler system has two sources of supply consisting of a 15,000 gallon wood gravity tank and two (2) 6,000 gallon steel pressure tanks; that the exits consist of a 3 ft. 8 in. wide wood stairway, first to third floor, and a 3 ft. wide stairway from third floor to roof, with hallway and first floor leading direct to street, that this stairway is within a fire retarded enclosure consisting of wood studs covered on both sides with metal lath and plaster equipped with fire proof self closing doors; that the fire escape is located on the street front, and is a party wall connecting to adjacent building to the north; this fire escape consists of 4 ft. wide balconies, with 20 in. wide, 45 degree stairway from second floor to roof and a 45 degree counterbalanced stairway from 2nd story to street, with 5 ft. high railings on balconies and stairways; openings on course of the fire escape are fireproof wire glass, 2 ft. by 6 ft. self closing doors with steel stair leading to same; and

WHEREAS, the applicant contends that the fire escape was erected in 1916 and accepted by the Board under Cal. No. 233-16-S and Cal. No. 234-16-S and approved by the Dept. of Housing and Bldgs. under Alteration No. 2897/16; that in 1936 Certificate of Occupancy was issued; that at the 3rd, 4th, 5th and 6th floors there are supplementary 3 ft. wide party balconies, extending along the entire rear wall connecting to the buildings adjoining to the north and south; and

WHEREAS, the applicant requests the Board to grant a variance of the requirements of the Labor Law and accept the existing front party wall fire escape as this building is only one story in excess of the height limit for which fire escapes are accepted and in view of the fact that the building is provided with a two-source automatic sprinkler system; and

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WHEREAS, the premises were inspected by a Committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in the decision of the Borough Superintendent, acting on B.N. App. 171 of 1954, Objection 1, and that the appeal be and it hereby is *granted on condition* that the means of exit consisting of a primary means, namely, a stair proposed to be enclosed and leading directly to street, and an exterior fire escape on the front of the building, used in common with the adjoining building, and a balcony on the rear of the building, on the upper floors from which access is available to the adjoining building, and also a fire proof door in the wall in the adjoining building at No. 95 Greene street, equipped on both sides with fireproof sliding doors; that the sprinkler system in the building shall be maintained in accordance with the requirements therefor; and that the number of occupants shall be limited to the capacity of the primary means of exit.

422-54-A

APPLICANT—Sidney Daub, for Charles Eneu Johnson Co., Inc., owner.

SUBJECT—Application May 21, 1954—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—46-48 New Chambers street, south side, 33 ft. east of Pearl street and 410-412 Pearl street, Block 115, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 21, 1954, on B.N. App. 1405/54, reads:

"1. Provide 2 legal means of egress from cellar—Sec. 271 Labor Law.

2. Provide 2 legal means of egress from all floors (fire escape as second means unacceptable for 6 story building). Sec. 271 Labor Law."

and

WHEREAS, the applicant states the building is 8 stories, 110 ft. in height, 15 & 67 ft. front by 34 and 80 ft. in depth, of fireproof construction erected in 1909 on a lot 50 and 67 ft. by 34 and 60 ft. irregular in depth, in an unrestricted use, B area, Class 2 height district; used and occupied since 1909: Cellar—storage of printer's ink, 1 person; 1st floor—manufacturing printer's ink, 10 persons; 2nd floor—offices, 10 persons; 3rd to 7th floors—printing, 10 persons per floor; 8th floor—manufacturing ink, 10 persons. No change in use or occupancy is now proposed. The building is equipped with an approved standpipe system and an approved two-source sprinkler system throughout. There is one 3 ft. wide interior steel stairs, fireproof enclosed, equipped with fireproof, self-closing doors and leading from roof bulkhead direct to street, and one fire escape leading to roof by ladder and to street by stair; window and door openings on course of fire escape are fireproof, self-closing; and

WHEREAS, Violation #809 of 1954 was issued February 10, 1954, by the Borough Superintendent, in that the building did not comply with Section 271 of the Labor Law as to egress; and

WHEREAS, the applicant contends that the fire escapes in question are at the front of the building on the Pearl street front and consist of 3 ft. wide balconies with 22 in. wide 60° stairways from 2nd to grade floor with gooseneck ladder to the roof and 45° counterbalanced stair from 2nd floor balcony to street grade; that the balconies and stairways have

4 ft. 6 in. high railings; openings on course of fire escape are provided with fireproof wire glass automatic closing windows with steel step leading to same; that in addition to the fire escapes the building contains a 3 ft. wide steel stairway on the New Chambers street side, which extends from 1st floor to roof and with fireproof enclosure partitions, equipped with fireproof self-closing doors and a fireproof hallway at 1st floor leading directly to street; that the cellar has a 3 ft. wide setel stairway leading to 1st story fireproof enclosed entrance hall which leads directly to street and in addition an unenclosed 3 ft. 8 in. wide steel stairway from cellar to the 1st story near Pearl street with a pair of doors at 1st story front within 5 ft. of the top of the stairway, leading to the street; that the building is equipped with an automatic 2-source sprinkler system supplied by a 5,000 gallon gravity tank and a 5,000 gallon pressure tank and is provided with A.D.T. central office alarm; that in addition there is a 4-inch standpipe system supplied by a 5,000 wood gravity tank with 3,500 gallons reserved for standpipe use; and

WHEREAS, the applicant requests the Board to grant a variation of the Labor Law and accept the existing exits since the building is fireproof, of small area, the occupancy is light and in view of the fact the building is equipped with a two-source sprinkler system with A.D.T. alarm; and

WHEREAS, the premises were inspected by a Committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in the decision of the Borough Superintendent, acting on B.N. App. 1405/54, Objections 1 and 2, and that the appeal be and it hereby is *granted on condition* that the primary means of exit shall be maintained as shown on plans filed with this appeal marked, "Received, May 21, 1954" (4 sheets); that a second means of exit may be the existing rear fire escape, as shown, with fireproof windows on the course thereof, and stair to street, and iron ladder leading to the roof, *on condition* that the communicating stair toward Pearl street leading from the cellar to the second floor shall be enclosed in fireproof material; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the sprinkler system shall be maintained in accordance with the requirements therefor, with fire alarm system with connection to fire headquarters through an approved central station; and that the number of occupants in the building shall be limited to the capacity of the primary means of exit with due allowance for the sprinkler system.

474-54-A

APPLICANT—Joseph Levy, Jr., for Centre-Baxter Realty Corp., owner.

SUBJECT—Application June 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—206 Centre street, east side 110 ft. 7¼ in. north of Hester street, Block 235, Lot 4, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Levy, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION

WHEREAS, the decision of the Borough Superintendent dated June 2, 1954, on Alt. App. 503/54, reads:

"Provide two means of egress—all floors—including cellar and leading directly to the Street. Sect. 271 L.L.

A fire escape for a factory bldg. over five (5) stories high is not acceptable as a second means of egress. Sect. 271 L.L."

and

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WHEREAS, the applicant states the building is six stories, 79 ft. 6 in. in height, 22 ft. 3¼ in. front by 127 ft. 7½ in. irreg. in depth, of Class three construction erected 1892, located in an unrestricted use, B area, Class 2 height district and used and occupied since 1893: Cellar—Boiler room, storage of machine shop equipment, one person; 1st Floor—Store for sale and display of machine shop equipment, 5 persons; 2nd Floor—Manufacturing of caps, 20 persons; 3rd Floor—machine shop, 10 persons; 4th Floor—machine shop, 10 persons; 5th Floor—machine shop, 15 persons; 6th Floor—printing, 10 persons; no change in use or occupancy is now proposed, the building is provided with an approved interior fire alarm system and regular monthly fire drills are maintained, there is one 3 ft. 8 in. wide wood and steel interior stairs enclosed in partition of studs, plasterboards and 26 gauge metal and steel lath with cement plaster equipped with fire proof self closing doors, stair hall leads direct to street and is provided with a ladder and scuttle to roof, there are two fire escapes, one consisting of a 45 degree fire escape on the Baxter Street front, and a 60 degree fire escape on the Centre Street front, the Baxter Street fire escape extends to the roof by stairs and from its lower termination to street by counterbalanced stairs, the fire escape on the Centre Street front has a gooseneck ladder to the roof and a sliding drop ladder to street, window and door openings on the course of the Baxter Street fire escape are fire proof self closing; and

WHEREAS, violation #7808 of 1953 was issued by the Borough Superintendent on September 26, 1953, in that the egress from these premises do not conform to the requirements of Section 271 of the Labor Law; and

WHEREAS, the applicant states that the building was erected under NB application #282 of 1892, and occupied for manufacturing since its erection; that the building is provided with one 3 ft. 8 in. clear interior stairs enclosed at the cellar with 8 in. masonry walls equipped with fire proof self closing doors, enclosed at first and second floors with wood studs, metal lath and cement plaster, enclosed at third to sixth floors with wood studs, gypsum plasterboards and 26 gauge metal lapped seams, equipped with fireproof doors in all openings to the stair hall; that the stairs from cellar to first floor and from first to second floor are of steel, and from second to sixth floor of wood, stairs lead direct to Baxter Street, and to roof scuttle, exit lights and signs are provided over all exit doors leading to stair hall doors; and

WHEREAS, the applicant states that there is a Labor Law fire escape on the Baxter Street front with 4 ft. wide balconies, 2 ft. wide 45 degree connecting stairs from second floor to roof and counterbalanced stairways from second floor balcony to street, balconies are provided with 4 ft. high guard rails on the outside and 3 ft. high on the inside of stairways, all windows along the course of the fire escape are fire proof self closing, glazed with wire glass, exit lights and signs are provided over windows to fire escapes on all floors; and

WHEREAS, the applicant states that there is also a fire escape on the Centre Street front with four foot wide balconies, 2 ft. wide, 60 degree connecting stairs from second to sixth floors, and sliding drop ladder from balcony at second floor level to street and ladder from sixth floor to roof, balconies are provided with 4 foot high guard rails on the outside and 3 foot high on the inside of stairways, the fire escape is in good condition and has been maintained as a sub-standard Labor Law fire escape; and

WHEREAS, the applicant contends the building is provided with an approved interior fire alarm system with gongs and regular monthly drills are maintained, that there is one elevator enclosed in masonry walls equipped with fire proof self closing doors throughout, that the cellar has a stair in the vault under sidewalk at Centre Street, and interior stairs which is enclosed with masonry walls and equipped with fire proof self closing doors, and an engineers exit with a ladder opening to a vault in the sidewalk of Baxter Street, that the building is approximately 2600 sq. ft. in net area, is narrow and the nature of the use is not hazardous, that no combustibles are used which require permits from the Fire Department,

that the building is maintained in good condition; that the building is only one story in height above the height for which fire escapes are acceptable; that it would be a hardship to be required to provide an additional stairway and in view of the facts herein set forth it is requested that the Board vary the provisions of the Labor Law so as to permit the present means of egress to remain; and

WHEREAS, the premises were inspected by a Committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in the decision of the Borough Superintendent, acting on Alt. App. 503/54, and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area and shall be maintained as proposed and indicated on plans filed with this appeal marked, "Received, June 2, 1954" (5 sheets) substantially as was permitted by resolution adopted by the Board under Cal. No. 1147-17-S; that the number of persons occupying each floor of the building shall be limited to the legal capacity of the primary means of exit; that an interior fire alarm system and monthly fire drills shall be maintained; that there shall be no factory use in the cellar; and that storage in the cellar shall be limited to non-combustible materials.

490-54-A

APPLICANT—Sidney Daub, for China Noodle Co., Inc., owner.

SUBJECT—Application June 9, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—176 Park Row, north side, 78 ft. 7 in. east of Baxter street, Block 161, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 2, 1954 on amendment to Alt. Applic. 96/54, reads:

"1. Fire escapes as second means of egress are unacceptable in an 8 story factory building—section 271 Labor Law."

and

WHEREAS, the applicant states that the building is 8 stories, 85 ft. in height, 25 ft. by 124 ft. in area, of fireproof construction, erected 1909, located on a lot 25 ft. front by 130 ft. in depth, in an unrestricted use, B area, class 2 height district and used and occupied since 1909 as follows: cellar—vacant; 1st floor—vacant; 2nd floor—vacant; 3rd floor—printing, 10 persons; 4th floor—storage of pencil cases, 2 persons; 5th floor—bookbinding, 10 persons; 6th floor—bookbinding, 10 persons; 7th floor—bookbinding, 10 persons; 8th floor—manufacturing picture frames, 10 persons; and proposed to be used and occupied as follows: cellar—storage of noodles and boiler room, 3 persons; 1st floor—manufacturing noodles, 5 persons; 2nd floor—manufacturing noodles, 5 persons; 3rd floor—printing, 10 persons; 4th floor—storage of pencil cases, 2 persons; 5th and 6th floors—bookbinding, 10 persons each floor; 7th floor—bookbinding, 5 persons; 8th floor—manufacturing wood picture frames, 10 persons; that the building is provided with an approved standpipe system, an approved interior fire alarm system and regular monthly fire drills are maintained; that there is one 3 ft. 4 in. wide fireproof interior stairs, equipped with fireproof, self-closing doors and leading from roof bulkhead direct to street and one fire escape at the rear extending to roof by ladder and to yard by stair with egress to street through

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adjoining east yard and building; that window and door openings on the course of the fire escape are fireproof, self-closing; and

WHEREAS, violation No. 1409-54 was issued by the Borough Superintendent March 4, 1954 in that the building did not conform to section 271 of the labor law as to required means of egress; and

WHEREAS, the applicant states that the cellar, 1st and 2nd floors will be occupied by the owners for the manufacturing of noodles; that in 1928 a variance was granted by the Board under Cal. No. 215-28-S accepting the egress from the termination of the rear fire escapes with egress from its termination at the rear yard to an open side yard of adjoining premises to the east with egress from said side yard through an unobstructed, unpierced passageway running easterly to the yard of 5-9 Mulberry street with egress from 5-9 Mulberry street through two separate hallways to Mulberry street; and

WHEREAS, the applicant states that the fire escapes contain 4 ft. wide balconies at each story with 20 in. wide, 45 degree stairways from the yard level to the 8th story inclusive with gooseneck ladder to the roof of the building; that openings on the course of the fire escapes are fireproof wire glass, automatic closing doors and windows; and

WHEREAS, the applicant states that in addition to the fire escapes the building contains a 3 ft. 4 in. wide steel stairway from 1st story to roof with fireproof bulkhead, and a hallway at 1st floor leading directly to the street; that partitions enclosing the stair and halls are fireproof throughout, with doors at openings therein; and

WHEREAS, the applicant requests that the Board accept the existing fire escapes and the means of egress from the termination of the present fire escapes as the conditions are the same as when the Board granted a variance under Cal. No. 215-28-S, and in view of the fact that the building is fireproof construction and the occupancy is light; and

WHEREAS, the premises were inspected by a Committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in the decision of the Borough Superintendent, acting on amendment to Alt. Applic. 96/54, Objection 1, and that the appeal be and it hereby is *granted on condition* that the buildings shall be maintained as proposed and as indicated on plans filed with this appeal marked, "Received, June 9, 1954" (5 sheets), and also shall comply with the requirements of the resolution adopted by the Board on July 17, 1928 under Cal. No. 215-28-S; that a standpipe system and an interior fire alarm system and monthly fire drills shall be maintained in accordance with the requirements therefor; that the occupancy shall be limited to the capacity of the primary means of exit.

569-54-A

APPLICANT—Cole and Liebmann, for Augusta Realty Co., Inc., owner.

SUBJECT—Application July 8, 1954—filed pursuant to sec. 310 of the variation of sec. 172, subdivision 1 of the M.D.L. re minimum dimensions of yard.

PREMISES AFFECTED—2009 Lexington avenue, east side, 14 ft. 6 in. north of East 122nd street, Block 1771, Lot 21½, Borough of Manhattan.

APPEARANCES—

For Applicant: H. M. Cole.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 28, 1954, on amendment to Alt. App. 848/54 reads:

"A-2—Provide yard area as per Sec. 172, subd. 1 M.D.L."

and

WHEREAS, the applicant states the building is 3 stories and basement, 43 ft. in height, 14 ft. 6 in. front by 44 ft. 6 in. in depth, of Class 3 construction, erected in 1884 on a lot 14 ft. 6 in. front by 60 ft. in depth, in a business use, B area, Class 1½ height district, used and occupied since 1953: Cellar—boiler and storage; basement—apartment and 1 furnished room, 3 persons; 1st floor—3 furnished rooms; 2nd floor—4 furnished rooms; 3rd floor—4 furnished rooms; and proposed to be used and occupied without change. The building is provided with a one-source sprinkler system in the stairhalls in compliance with Section 187 of the Multiple Dwelling Law; there is one 2 ft. 7 in. wide wood stairs, enclosed in wood stud partitions plastered both sides, equipped with wood self-closing doors; stairhall leads direct to street and is provided with a scutle and ladder to the roof; and

WHEREAS, violation was issued by the Division of Housing for converting the building to a Class 3 multiple dwelling without obtaining a certificate of occupancy and the owner was convicted and fined in Magistrate's Court June 28, 1954, on charge of violation of the Multiple Dwelling Law; and

WHEREAS, the applicant states the building was erected under N.B. 471/1884 as a one-family dwelling; that the building is set back 5 ft. 6 in. from the building line and is 44 ft. 6 in. in depth with a rear yard 10 ft. in depth across the lot; that the building is one of contiguous buildings erected under the same application; that all the buildings have party walls and rear yards of equal depth and the corner building has a 10 ft. rear yard open to the side street; that the height of the rear yard level to the top of the roof beams is 45 feet; that a total of seven rooms open upon the rear yard, two each on the 1st, 2nd and 3rd floors and one in the basement; and

WHEREAS, the applicant contends that although the dimension of the rear yard is 3 ft. less than required under Section 172, subdiv. 1 of the Multiple Dwelling Law, the building is set back 5 ft. 6 in. from the building line making a total of 645 square feet of building area or a total of 74% lot coverage; that a rear yard of 13 ft. in depth without a front setback would give an unoccupied area of 188.5 square feet or a building coverage of 78.3% of the lot; that since the change in use is not detrimental to the block, ventilation or the public welfare or safety, it is requested that the Board permit the conditions which exit to remain; and

WHEREAS, the applicant has filed a revised decision of the Borough Superintendent dated November 12, 1954, reading as follows:

"A. 2 repeat—Provide yard area as per Sec. 172 subd. 1, M.D.L.

A. 6 repeat—Premises cannot be converted into 'Class B' occupancy under Art. 6 of the Multiple Dwelling Law as permit was not obtained prior to Sept. 15, 1954 Local Law 24 of 1954."

and

WHEREAS, Section 3 of Local Law No. 24 of 1954, adding section C26-1451.0 to the Administrative Code, reads as follows:

"This local law shall take effect immediately, except that it shall not apply to conversions referred to in this local law where plans for such conversions had been filed with the department of housing and buildings prior to May fifteenth, nineteen hundred fifty-four, and work thereunder commenced prior to September fifteenth, nineteen hundred fifty-four, and completed within one year from the date of the commencement of such work."

and

WHEREAS, the applicant further contends that the plans and applications were filed prior to May 15, 1954 but no work could be legally commenced under a permit prior to September 15, 1954, since this appeal was filed with the Board

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July 8, 1954, thereby suspending the approval of the alteration application by the borough superintendent until the action of the Board on this appeal; that it is therefore respectfully requested that the Board waive the requirements for the commencement of work by September 15, 1954; and

Woe585(, Sprinkler App. 4125/53 was filed December 2, 1953, for permission to install a sprinkler installation under the same rules and regulations of Section 187 of the Multiple Dwelling Law and described the installation as "voluntary"; this application was accompanied by a letter from the owner requesting approval of the sprinkler plans for the installation of the sprinkler in the hallways as a voluntary basis and stated the sprinkler would not be used to legalize any use without first filing plans and applications and securing approval of same.

Due to the fact the Borough Superintendent did not forward records of inspection of the sprinkler installation, the Board examined the Fire Department's records and found that on March 8, 1954, the Inspector of Fire Prevention certified that the sprinkler system had been installed and that the building was classified as a Class B multiple dwelling and that the nature of the occupancy was "roomers"; and

WHEREAS, the applicant has filed a supplemental communication with the Board dated December 2, 1954, stating that an inspection of the premises made December 1, 1954, disclosed that the following work had been completed by the owner:

1. Installation of sprinkler system.
2. Installation of tile floors and marble base in bathrooms on 1st and 3rd floors.
3. Enclosure of cellar stair with masonry partitions and fireproof doors

and stating that the architect has been informed by the owner that the sprinkler system was installed in December, 1953, under Spr. App. 2125/53, that the tile floors were installed in July of 1954 and the cellar stair enclosure installed in December of 1953.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. App. 848/54, Objection A-2, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

570-54-A

APPLICANT—Cole and Liebmann, for 2015 Lexington Avenue Realty Corp., owner.

SUBJECT—Application July 8, 1954—filed pursuant to Sec. 310 of the M.D.L. for variation of Sec. 172, subdivision 1 of the M.D.L. re required yard area.

PREMISES AFFECTED—2015 Lexington avenue, east side, 58 ft. north of East 122nd street, Block 1771, Lot 20½, Borough of Manhattan.

APPEARANCES—

For Applicant: H. M. Cole.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 26, 1954, on amendment to Alt. App. 849/54, reads:

"A-2. Provide yard area as per Sec. 172, subd. 1 —M.D.L."

and

WHEREAS, the applicant states the building is 3 stories and basement, 43 ft. in height, 14 ft. 6 in. front by 44 ft. 6 in. in depth, of Class 3 construction, erected in 1884 on a lot 14 ft. 6 in. front by 60 ft. in depth, in a business use, B area, Class 1½ height district, used and occupied since 1953: Cellar—boiler and storage; basement—apartment and 1 furnished room, 3 persons; 1st floor—3 furnished rooms; 2nd

floor—4 furnished rooms; 3rd floor—4 furnished rooms; proposed to be used and occupied without change. The building is provided with a one-source sprinkler system in the stairhalls in compliance with Section 187 of the Multiple Dwelling Law; there is one 2 ft. 7 in. wide wood stairs, enclosed in wood stud partitions plastered both sides, equipped with wood, self-closing doors; stairhall leads direct to street and is provided with scuttle and ladder to roof; and

WHEREAS, violation was issued February 1954 for converting the building to a Class B building without obtaining a certificate of occupancy; and the owner was convicted and fined in Magistrate's Court April 28, 1954, on charge of violating the Multiple Dwelling Law;

WHEREAS, the applicant has filed a revised decision of the borough superintendent dated November 12, 1954, reading as follows:

"A. 2 repeat—Provide yard area as per Sec. 172 subd 1, M.D.L.

A. 6 repeat—Premises cannot be converted into 'Class B' occupancy under Art. 6 of the Multiple Dwelling Law as permit was not obtained prior to Sept. 15, 1954 Local Law 24 of 1954."

and

WHEREAS, Section 3 of Local Law No. 24 of 1954, adding section C26-1451.0 to the Administrative Code, reads as follows:

"This local law shall take effect immediately, except that it shall not apply to conversions referred to in this local law where plans for such conversions had been filed with the department of housing and buildings prior to May fifteenth, nineteen hundred fifty-four, and work thereunder commenced prior to September fifteenth, nineteen hundred fifty-four, and completed within one year from the date of the commencement of such work."

and

WHEREAS, the applicant further contends that the plans and applications were filed prior to May 15, 1954 but no work could be legally commenced under a permit prior to September 15, 1954 since this appeal was filed with the Board July 8, 1954, thereby suspending the approval of the alteration application by the borough superintendent until the action of the Board on this appeal; that it is therefore respectfully requested that the Board waive the requirements for the commencement of work by September 15, 1954; and

WHEREAS, sprinkler App. 2126 was filed with the Borough Superintendent December 2, 1953, and approved December 17, 1953, to install a one-story type sprinkler under the same rules as Section 187 of the Multiple Dwelling Law; this application was accompanied by a letter from the owner, requesting approval of same for the installation of sprinklers in the stairhalls on a voluntary basis and stated that this sprinkler would not be used to legalize any use in the building without first filing plans and applications in the Department of Housing and Buildings; and

WHEREAS, an examination of Fire Department records indicate that on April 8, 1954, an inspector in the Bureau of Fire Prevention visited the premises, found the sprinkler system installed and stated the building was classified as a Class B multiple dwelling and that the nature of the occupancy was "roomers"; and

WHEREAS, the applicant filed a supplemental communication with the Board on December 2, 1954, stating that an inspection of the premises made December 1, 1954, disclosed that the following work had been completed:

1. Installation of sprinkler system.
2. Installation of tile floors and marble base in bathrooms on 1st and 3rd floors.
3. Enclosure of cellar stair with masonry partitions and fireproof door.

and stated the architect had been informed by the owner that the sprinkler system was installed in December, 1953, and that the tile floors and cellar stair enclosure installed in July, 1954; and

WHEREAS, the applicant states the building was erected under N.B. 471-1884 as a 1-family dwelling; that the building

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is set back 5 ft. 6 in. from the building line and is 44 ft. 6 in. in depth with a rear yard 10 ft. in depth across the lot; that the building is one of 7 contiguous buildings erected under the same application; that all the buildings have party walls and rear yards of equal depth and the corner building has a 10 ft. rear yard open to the side street; that the height of the rear yard level to top floor beams is 45 feet; that a total of seven rooms open on the rear yard, two each on the 1st, 2nd and 3rd floors and one in the basement; and

WHEREAS, the applicant contends that although the dimension of the rear yard is 3 ft. less than required under Section 172, subdiv. 1 of the Multiple Dwelling Law, the building is set back 5 ft. 6 in. from the building line, making a total of 645 square feet of building area or a total of 74% lot coverage; that a rear yard of 13 ft. in depth without a front setback would give an unoccupied area of 188.5 square feet or a building coverage of 78.3% of the lot; that since the change in use is not detrimental to the block, ventilation of the public health, welfare or safety, it is requested that the Board permit the conditions which exist to remain,

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. App. 849/54, Objection A-2, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

571-54-A

APPLICANT—Cole and Liebmann, for Augusta Redman, owner.

SUBJECT—Application July 8, 1954—filed pursuant to section 310 of the M.D.L. for variation of section 172, subdivision 1 of the M.D.L. re required yard area.

PREMISES AFFECTED—2017 Lexington avenue, east side, 72 ft. 6 in. north of East 122nd street, Block 1771, Lot 20¼, Borough of Manhattan.

APPEARANCES—

For Applicant: H. M. Cole.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 29, 1954, on Alt. App. 850/54, reads:

"A-2. Provide yard area as per Sec. 172, subd. 1 M.D.L."

and

WHEREAS, the applicant states the building is 3 stories and basement, 43 ft. in height, 14 ft. 6 in. front by 44 ft. 6 in. in depth, of Class 3 construction, erected in 1884 on a lot 14 ft. 6 in. front by 60 ft. in depth, in a business use, B area, Class 1½ height district, used and occupied since 1953: Cellar—boiler and storage; basement—apartment and 1 furnished room, 3 persons; 1st floor—3 furnished rooms; 2nd floor—4 furnished rooms; 3rd floor—4 furnished rooms; proposed to be used and occupied without change. The building is provided with a one-source sprinkler system in the stairwalls in compliance with Section 187 of the Multiple Dwelling Law; there is one 2 ft. 7 in. wide wood stairs, enclosed in wood stud partitions plastered both sides, equipped with wood, self-closing doors; stairhall leads direct to street and is provided with scuttle and ladder to the roof; and

WHEREAS, violation was issued July 2, 1954, for converting the building to a multiple dwelling without obtaining a certificate of occupancy; and

WHEREAS, the applicant states the building was erected under N.B. 471-1884 as a 1-family dwelling; that the building is set back 5 ft. 6 in. from the building line and is 44 ft. 6 in. in depth with a rear yard 10 ft. in depth across the lot; that the building is one of 7 contiguous buildings erected under the same application; that all the buildings have party walls and rear yards of equal depth and the corner building

has a 10 ft. rear yard open to the side street; that the height of the rear yard level to top of roof beams is 45 feet; that a total of seven rooms open on the rear yard, two each on the 1st, 2nd and 3rd floors and one in the basement; and

WHEREAS, the applicant contends that although the dimension of the rear yard is 3 ft. less than required under Section 172, subdiv. 1 of the Multiple Dwelling Law, the building is set back 5 ft. 6 in. from the building line, making a total of 645 square feet of building area or a total of 74% lot coverage; that a rear yard of 13 ft. in depth without a front setback would give an unoccupied area of 188.5 square feet or a building coverage of 78.3% of the lot; that since the change in use is not detrimental to the block, ventilation or the public health, welfare or safety, it is requested that the Board permit the conditions which exist to remain; and

WHEREAS, the applicant has filed a revised decision of the borough superintendent dated November 12, 1954, reading as follows:

"A. 2 repeat—Provide yard area as per Sec. 172 subd. 1, M.D.L.

A. 6 repeat—Premises cannot be converted into 'Class B' occupancy under Art. 6 of the Multiple Dwelling Law as permit was not obtained prior to Sect. 15, 1954, Local Law 24 of 1954."

and

WHEREAS, Section 3 of Local Law No. 24 of 1954, adding section C26-1451.0 to the Administrative Code, reads as follows:

"This local law shall take effect immediately, except that it shall not apply to conversions referred to in this local law where plans for such conversions had been filed with the department of housing and buildings prior to May fifteenth, nineteen hundred fifty-four, and work thereunder commenced prior to September fifteenth, nineteen hundred fifty-four, and completed within one year from the date of the commencement of such work."

and

WHEREAS, the applicant further contends that the plans and applications were filed prior to May 15, 1954 but no work could be legally commenced under a permit prior to September 15, 1954 since this appeal was filed with the Board July 8, 1954, thereby suspending the approval of the alteration application by the borough superintendent until the action of the Board on this appeal; that it is therefore respectfully requested that the Board waive the requirements for the commencement of work by September 15, 1954; and

WHEREAS, Sprinkler App. 1133/54 was filed July 12, 1954, to install a voluntary sprinkler system as per Section 187 M.D.L. and contained the note "not to waive any requirements of M.D. Law"; and this application was accompanied by an affidavit of the owner stating that the sprinkler system being installed at the premises is a voluntary hallway system and is not to meet any requirements of the Multiple Dwelling Law; and

WHEREAS, examination of the Fire Department records indicate that on November 5, 1954, an inspector of the Division of Fire Prevention found that the sprinkler system had been installed and that the building was classified as a Class B multiple dwelling occupied as a rooming house; and

WHEREAS, on November 24, 1954, the Fire Department advised the Borough Superintendent that the sprinkler system had been installed, inspected and tested and found in compliance with Plan #1133 of 1954; and

WHEREAS, the applicant has filed a supplemental communication with the Board dated December 2, 1954, stating that an inspection of the premises made December 1, 1954, disclosed the following work completed:

1. Installation of sprinkler system.
2. Installation of tile floors and marble base in bathrooms on 1st and 3rd floors.
3. Enclosure of cellar stair with masonry partitions and fireproof door, and stated that the architect was informed by the owner that the sprinkler system was installed in July 1954, under Spr. App. 1133/54 and

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that the cellar stair enclosure and tile floors were installed in July 1954.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. App. 850/54 Objection A-2 be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

596-54-A

APPLICANT—Lama, Proskauer and Prober, for Brook Boro Club Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—1301 President street, north side, 300 ft. west of Brooklyn avenue, Block 1277, Lot 62, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended; withdrawn as to Item 2.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 28, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 28, 1954, by adding thereto:

"that in the event the owner desires to rearrange the cellar by removal of some of the existing partitions forming storerooms and laundry and to reduce the size of the boiler room and construct additional means of exit from the cellar, as now proposed and indicated on plans filed with this request for amendment, marked 'Received December 9, 1954' (3 sheets), such changes may be permitted *on condition* that the resolution adopted by the Board on September 28, 1954, shall be complied with in all other respects; and *withdrawn* as to request to eliminate the requirements for the fireproof window on the 2nd story on the course of the fire escape." (Alt. 1303/54)

706-54-A

APPLICANT—Gabriel Nathan, for Samuel Gast, owner (Beach 98th and Boardwalk Corp., lessee).

SUBJECT—Application August 30, 1954—Application filed pursuant to Section 35, of the General City Law re extension of building in bed of mapped street—proposed widening of Rockaway Beach boulevard.

PREMISES AFFECTED—98-01 to 98-09 Rockaway Beach boulevard and 185-197 Beach 98th street, southwest corner, Block 637, Lot 39, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated August 23, 1954, on Alt. App. 1496/54, reads:

"1. The extension of a building in the bed of a mapped street is contrary to General City Law. Article 3 (35)."

and

WHEREAS, the applicant states the existing building is 1 story, 13 feet in height, 73 ft. front by 20 ft. in area, of Class 4 construction, on a lot 100.52 ft. front by 140 ft. in depth in a business use, C area, Class 1 height district; used and occupied as a restaurant, bar and grill and amusement park, 50 persons; proposed to be used and occupied: restaurant, bar and grill, food and soft drink counters, amusement arcade, games and amusement park, 100 persons; and

WHEREAS, the applicant states the premises are improved with several one-story buildings and occupied as an amusement park, restaurant, bar and grill; that it is proposed to extend the building occupied as bar, grill and restaurant by constructing a one-story masonry extension on Rockaway Beach boulevard which has been mapped for widening since 1916; and

WHEREAS, the applicant contends the premises is in the heart of the amusement area of Rockaway Beach and is extremely valuable as business property; that more than 38 years have elapsed since the street widening was mapped and the city has taken no action; that it would be an undue hardship to deprive the owner and lessee of full enjoyment of the property; and

WHEREAS, the applicant states the owner will consent to an amortized indemnification of the cost of the proposed extension to the extent of 10% per annum over a period of ten years.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1496/84, Objection 1, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted* to permit the extension of the building within the bed of the mapped street, substantially as proposed and as indicated on plans filed with this appeal, marked "Received, August 30, 1954" (3 sheets) and as *amended* by revised plans marked, "Received, August 30, 1954" (2 sheets) and marked, "Received, December 17, 1954" (one sheet), *on condition* that the proposed extension of the existing restaurant to extend into the bed of the mapped street shall in all other respects meet all of the requirements of the Building Code; that in the event the City acquires a portion of the premises for the widening of Rockaway Boulevard, that the payment for such land shall be as determined by the Court; and that the proposed building shall be amortized at the rate of ten per cent per year from this date, and that the grant shall not exceed the term of ten years; that in the event the owner desires to construct a cellar under the building that may be permitted provided it is constructed under an application filed and approved by the Department of Housing and Buildings.

770-54-A

APPLICANT—Morris Zeitlin, for Sigmund A. Hirschhorn, owner.

SUBJECT—Application October 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—919 Avenue J, northwest corner of East 10th street, Block 6522, Lot 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Zeitlin and Sigmund A. Hirschhorn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted in connection with resolution amended in Cal. No. 12-45-A.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

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THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 4, 1954, on Alt. App. 2784/54, reads:

"1. The enclosure of existing front porch and the use of the 1st fl. as a doctor's office deviates from the approval of the Board of Standards & Appeals under 12-45-A."

and

WHEREAS, the applicant states the building is 3 stories and attic, 35 ft. in height, 32 ft. by 56 ft. 6 in. in area at 1st floor, 24 ft. by 46 ft. 6 in. in area at 2nd floor, of Class 4 construction, erected in 1908 on a lot 60 ft. front by 100 ft. in area, in a residential use, E area, and Class 1 height district; occupied since 1945: Cellar—ordinary use; 1st and 2nd floor combined, dwelling, 1 family; 3rd floor—dwelling, 1 family; attic—storage; proposed to be used and occupied: Cellar—same; 1st & 2nd floor combined, dwelling 1 family, including accessory practice of medicine; 3rd floor—dwelling, 1 family; attic—storage. The building is provided with one 2 ft. 8 in. wide interior open stairs, of wood construction, and one fire escape on the rear extending to yard by ladder with egress to street through open yard, installed in accordance with resolution adopted by the Board February 6, 1945, under Cal. No. 12-45-A; and

WHEREAS, Certificate of Occupancy #112933 was issued August 24, 1945, upon completion of work under Alt. App. 3338/44 and resolution adopted by the Board February 6, 1945, under Cal. No. 12-45-A and such certificate permits the present use and occupancy; and

WHEREAS, the applicant contends the existing porch is enclosed with screens; that there is no proposal to increase the envelope of the building; that he has been forced to vacate his present quarters at 1311 Avenue K and has purchased the building in question for his use in the practice of medicine accessory to his dwelling.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 2784/54, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, as per resolution *amended* under Cal. No. 12-45-A.

12-45-A

APPLICANT—Morris Zeitlin, for Sigmund A. Hirschhorn, owner.

SUBJECT—Appeal for consideration—reopening and amendment from a decision of the borough superintendent previously granted.

PREMISES AFFECTED—917-923 Avenue J (919 displayed) and 986-996 East 10th street, northwest corner, Block 6522, Lot 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Zeitlin and Sigmund A. Hirschhorn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 6, 1945, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 6, 1945, so as to permit the present proposal to enclose the existing front porch, as proposed and indicated on plans filed under Cal. No. 770-54-A, marked "Received October 5, 1954" (2 sheets), and to modify the decision of the Borough Superintendent, acting on Alt. App. 2784/54, Objection 1, on con-

dition that in all other respects the resolution above cited shall be complied with; that the building shall not be extended in height or area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that a new certificate of occupancy shall be obtained.

69-54-A

APPLICANT—Kerby Saunders, Inc., One Broadway Corp., owner.

SUBJECT—Application February 1, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—1-3 Broadway, west side, from Battery place to Greenwich street; 2 Battery place and 1-3 Greenwich street (Basement); (Block 13, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: W. J. Linderman.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

491-43-S-Vol. II

APPLICANT—Irving Adelson, for Veg Packaging Corp., owner.

SUBJECT—Application reopened June 8, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—108-112 West 3rd street, south side, 97 ft. west of Sullivan street, Block 540, Lot 17, Borough of Manhattan.

APPEARANCES—

For Applicant: Irving Adelson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1955, at 2 P.M. for inspection and decision; hearing closed.

771-53-A—Vol. II

APPLICANT—Robert Gottlieb, for Jane G. Schultz, owner (The Greneker Corp., lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—120 Bruckner boulevard, southwest corner of Brook avenue, 5th floor, Block 2277, Lot 10, Borough of the Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1955, at 2 P.M. for inspection and decision.

405-54-A

APPLICANT—Henry G. Harris, for 247 Canal Street Corp., owner.

SUBJECT—Application May 21, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—247 Canal street and 119-121 Lafayette street, northeast corner (Block 208, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry G. Harris.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1955, at 2 P.M. for inspection and decision; hearing closed.

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484-54-A

APPLICANT—L. B. Santangelo, for Ernest Hoehn, trustee.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-37 East Broadway, south side, 218 ft. 7 in. east of Catherine street, Block 280, Lot 42, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 11, 1955, at 2 P.M.; applicant to correct conditions existing in premises.

166-48-BZ—Vol. II

APPLICANT—Land Properties, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—1911 East 213th street, north side, 46.8 ft. west of Boston road and 1196 East 214th street, Block 4708, Lots 4 and 73, Borough of the Bronx.

APPEARANCES

For Applicant: Stanley Krasner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on June 15, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 15, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and the work is substantially completed, that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. 1140/53)

454-44-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, sales office, lubritorium and auto laundry.

PREMISES AFFECTED—3143-3161 Atlantic avenue and 248-262 Norwood avenue, northwest corner, Block 3960, Lot 58, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 19, 1944 on certain conditions; and

WHEREAS, the resolution was amended and plans approved on July 3, 1945; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on July 27, 1948; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 19, 1944, as thereafter *amended* by resolution adopted on July 3, 1945, only in so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision e for a term of fifteen (15) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (N.B. 153/44)

162-52-BZ

APPLICANT—Reginald S. Hardy, for Eugene A. Gallagher, Arthur A. Gallagher and Francis M. McGoldrick, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete and to amend as to doorways—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from public garage for more than five motor vehicles to truck transfer terminal.

PREMISES AFFECTED—190-202 Highland place, west side, 162 ft. south of Fulton street, Block 3958, Lot 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

for Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 9, 1953, on certain conditions; and

WHEREAS, the resolution was amended and time to complete the work extended on April 27, 1954; and

WHEREAS, the applicant requested an amendment of the resolution and a further extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 9, 1953, as *amended* by resolution adopted through April 27, 1954, by adding thereto:

"that in the event the owner does not desire to increase in width and height of both doorways to the building, the one to the north may remain, provided the one to the south is widened as proposed and all large motor vehicles shall enter and leave through such door; and that all permits shall be obtained and all work completed within three (3) months from the date of this *amended* resolution." (Alt. 214/52)

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611-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Expert Concrete Breakers, Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment as to reapportionment of lots—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 7h of the zoning resolution permitting in a residence use district, the erection and maintenance of a business building (stores, super-market, warehouse) and permitting the parking of patron's cars on unbuilt upon portion of lot, for a term of twenty years.

PREMISES AFFECTED—35-35 24th street and 24-02, 24-08 35th avenue, southeast corner, Block 338, Lot 8, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Morris Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and

Deputy Chief Connors 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on January 5, 1954, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on May 4, 1954; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 5, 1953, as *amended* by resolutions adopted through May 4, 1954, by adding thereto:

"that in view of the plot now being divided into two lots, Nos. 8 and 19, such buildings may be assigned to such lots as proposed and as passed on by the Borough Superintendent under N.B. 4277/52 and N.B. 2587/54, both under date of December 20, 1954, and to permit the arrangement of the buildings and open spaces as previously permitted under resolutions above cited; and that in all other respects the resolutions above cited shall be complied with."

258-53-BZ—Vol. I

APPLICANT—John J. McNamara, for Stoddard Theatres, Inc., owner.

SUBJECT—Application for consideration—reopening of amend as to use of marquee formerly used for theatre to permit same for new use as a super market—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, the extension, alteration and change of occupancy of existing theatre, stores, and offices and school, to stores and offices.

PREMISES AFFECTED—2431 to 2439 Broadway, southwest corner of West 90th street, Block 1237, Lot 52, Borough of Manhattan.

APPEARANCES—

For Applicant: John J. McNamara.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 7, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the marquee erected for the theatre is under license over City property and can be terminated by the City; that there are no property rights to the owner of the premises; and

WHEREAS, it is claim that the provision of the Building Code in effect prior to 1938, under which this marquee was constructed, did not provide for removal when the use of the building is changed; that removal of the requirement in the Board's resolution adopted July 7, 1953 does not constitute an approval of the continuance of the marquee for the new use.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1953, so as to eliminate therefrom the following provision:

"that the theatre marquee shall be removed". (Alt 323/53)

687-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Libmanat Realty Corp., owner (Richmond Screw Anchor Co., Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution permitting in a residence and business use district, the maintenance of extension to building B; and extension of manufacturing use and the erection of a mezzanine and the change of occupancy of building C on 1st floor from store and office to storage of metals, and in the cellar from ordinary storage of metals, and the change of occupancy of building D from storage to manufacturing, and permitting two existing mezzanines to remain.

PREMISES AFFECTED—100-120 Montauk avenue, 816-838 Liberty avenue, southwest corner, 95-11 Atkins avenue, Block 3991, Lot, 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 8, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 8, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 2854/53.)

696-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Irving Sherman, owner.

SUBJECT—Application for consideration—reopening as to amendment as to size of accessory building—re Applica-

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tion (decision of the borough superintendent), previously granted on condition, under sections 7f, 7i and 7A of the zoning resolution, permitting in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and permitting the parking and storage of motor vehicles, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—159-04 Cross Bay boulevard and 92-02 to 92-06 159th avenue, southwest corner, Block 14013, Lot 64, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 30, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted March 30, 1954, by adding thereto:

"that the accessory building hereinbefore approved under this resolution may be reduced in size, as now proposed and indicated on plans filed with this request for amendment, marked 'Received November 30, 1954' (2 sheets), *on condition* that in all other respects the resolution above cited shall be complied with." (N.B. 3474/53)

1000-40-BZ—Vol. VI

APPLICANT—Frank J. Ross, for Mero Holding Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. VI and to consider revised proposal subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district the alteration and extension of existing stores (previously denied by the Board and referred back to Board by Supreme Court and later granted for a term of years).

PREMISES AFFECTED—2337 Grand Concourse and 164 Field place, southwest corner, Block 3164, Lot 19, Borough of The Bronx.

APPEARANCES—

For Applicant: Patrick D. Concagh.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. VI, subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

539-53-SM

APPLICANT—E. I. DuPont de Nemours and Company, owner (Perma Dry Company, Inc., agent).

SUBJECT—Application for consideration—reopening for test and report as to use with additional materials—rc X-12 Flame Retardant (for flame retarding paper, textiles and cellulosic materials); previously approved.

APPEARANCES—

For Applicant: S. A. Esserman, F. J. Wolter and D. R. English.

ACTION OF BOARD—Application reopened for test and report as to use with additional materials as previously requested.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

617-54-SA

APPLICANT—Bradley T. Sheridan for Iron Fireman Manufacturing Co., owner.

SUBJECT—Application July 12, 1954—Iron Fireman Oil Burner, Type RF, approved of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Taken off calendar and referred to Engineer for further study.

64-27-SR—Vol. II

Proposed Revision of the Factory Exit Rules.

ACTION OF BOARD—Application reopened as Volume II and proposed revised rules adopted, as will be published in a forthcoming issue of the Bulletin.

THE VOTE TO REOPEN AND ADOPT REVISED RULES—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

Adjourned: 4:00 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on November 23, 1954, as they appeared in Bulletin No. 48, Vol. 39, are hereby corrected to read as follows:

837-47-BZ—Vol. II

APPLICANT—A. George Redgate, owner.

SUBJECT—Application reopened October 13, 1954 re extension of time to complete—re (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the change in occupancy from private gasoline station, to 3 two-car garages, machine shop, motor vehicle repair shop, carburetor and ignition work, lubritorium, auto laundry and office.

PREMISES AFFECTED—1204-1206 Rogers avenue, west side, 75 ft. 10½ in. south of Avenue D, Block 5213, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Geo. Redgate.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, on March 1, 1949 this application was granted by the Board on certain conditions, under sections 7c and 7i of the zoning resolution, to permit in a business use district the use of proposed building at the rear for motor vehicle repairs, machine shop, and that lubrication and car washing may be permitted as proposed; that front building shall be used only for sale of motor vehicle supplies; that present private garages may be continued for use as storage for passenger cars, affecting premises 1204-1206 Rogers avenue, west side, 75 ft. 10½ in. south of Avenue D, Block 5213, Lot 13, Borough of Brooklyn; and

WHEREAS, on April 11, 1950 application was reopened and resolution amended to permit present office structure to remain; and

WHEREAS, time to obtain permits and complete the work was extended on September 12, 1950, January 16, 1951, February 27, 1951, March 6, 1951, September 18, 1951, March 25, 1952 and September 23, 1952; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation; and

WHEREAS, this application was reopened on October 13, 1954 and set for hearing on November 23, 1954 at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, to consider proposed amendments as to sign and greasing rack and extension of time to complete; and

WHEREAS, a public hearing was held on this application on November 23, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated November 16, 1954 acting on Alt. Applic. 2741-48, reads:

"1. Proposed additional lift and sign not shown on approved plans of the B.S.&A. To be re-submitted to the Board for their consideration."

and

WHEREAS, the applicant requests the reopening of this application in order to amend the resolution as follows: to install new lift in open yard and to erect new roof sign and suspended sign; and

WHEREAS, the existing greasing pit in the driveway is not new as shown on plans but was to be removed under the terms of the resolution adopted March 1, 1949; and

WHEREAS, it was represented that all requirements of the resolution adopted March 1, 1949, have been complied with except as to the greasing lift and sign; and

WHEREAS, the Board deemed that the modification now requested could be permitted and that a certificate of occupancy should be promptly issued.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on March 1, 1949, by adding thereto:

"the existing greasing lift in the driveway previously proposed to be removed may be permitted to remain; that *signs* as indicated on the revised plans marked, 'Received', November 18, 1954 (one sheet), may be continued as now in place; that such sign may be illuminated with neon of the non-flashing type; that in all other respects the requirements of the resolution as adopted March 1, 1949, shall be complied with and all permits shall be obtained, including a certificate of occupancy and all work completed within six months of the date of this amended resolution."

* Correction—The words 'a sign' changed to '*signs*' as indicated in italics in the resolution.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on November 16, 1954, as they appeared in Bulletin No. 47, Vol. 39, are hereby corrected to read as follows:

588-41-BZ

APPLICANT—Seymour Okonowitz, lessee for Donald Associates, owner.

SUBJECT—Application reopened October 13, 1954 re extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—201-217 Beach 29th street and 202-214 Beach 30th street and north side of Seagirt avenue, from Beach 29th to Beach 30th streets, Block 287, Lot 20, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: J. B. Okonowitz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD:—Resolution amended and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board July 17, 1941, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended December 16, 1941; and

WHEREAS, the resolution was amended and the term of variance was extended June 21, 1949 only pertaining to that portion of the premises known as Lots 16 and 20 and on June 20, 1950 further reducing the premises involved to that portion known as Lot 20; and

WHEREAS, the term of variance was extended on June 10, 1952; and

WHEREAS, the applicant requested an amendment of the resolution and a further extension of the term of variance which had expired by limitation; and

WHEREAS, on October 13, 1954 this application was reopened and set for hearing on November 16, 1954, at 10 A.M., to permit two publications in the Bulletin, and new decision of the Borough Superintendent to be obtained; all other requirements waived in view of expiration of the previous variance on June 10, 1954; and

WHEREAS, a public hearing was held on this application on November 16, 1954, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 17, 1941, as thereafter amended by resolutions adopted through June 10, 1952, by adding thereto:

"that the parking use of lot 20 having a frontage on 29th street of 100 feet and a depth on Seagirt avenue of 95 feet may be continued, provided the resolutions adopted by the Board as above cited shall be complied with for a reduced area of the lot; that a new certificate of occupancy shall be obtained superseding C. O. Q84778, expiring June 10, 1954; and under section 7h, to permit the term of the variance to be extended for two (2) years from the date of this *amended* resolution." (Misc. App. 5118/41; Alt. App. 1386/50 and new decision of Borough Superintendent dated October 26, 1954, under Alt. App. 1386/50).

* Correction—The depth of the lot on Seagirt avenue changed from "99 feet" to "95 feet" as printed in the resolution.

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RULES

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

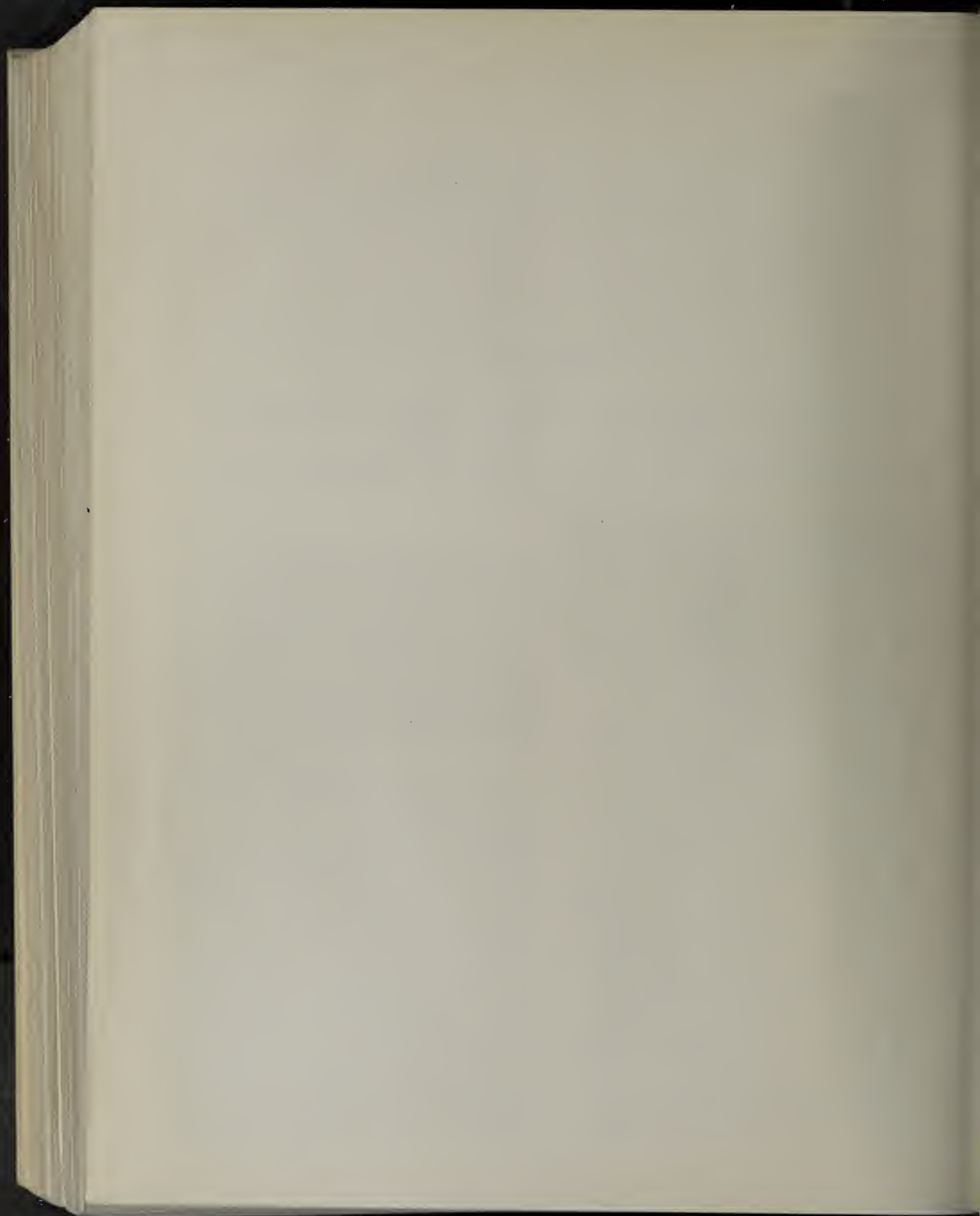
Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

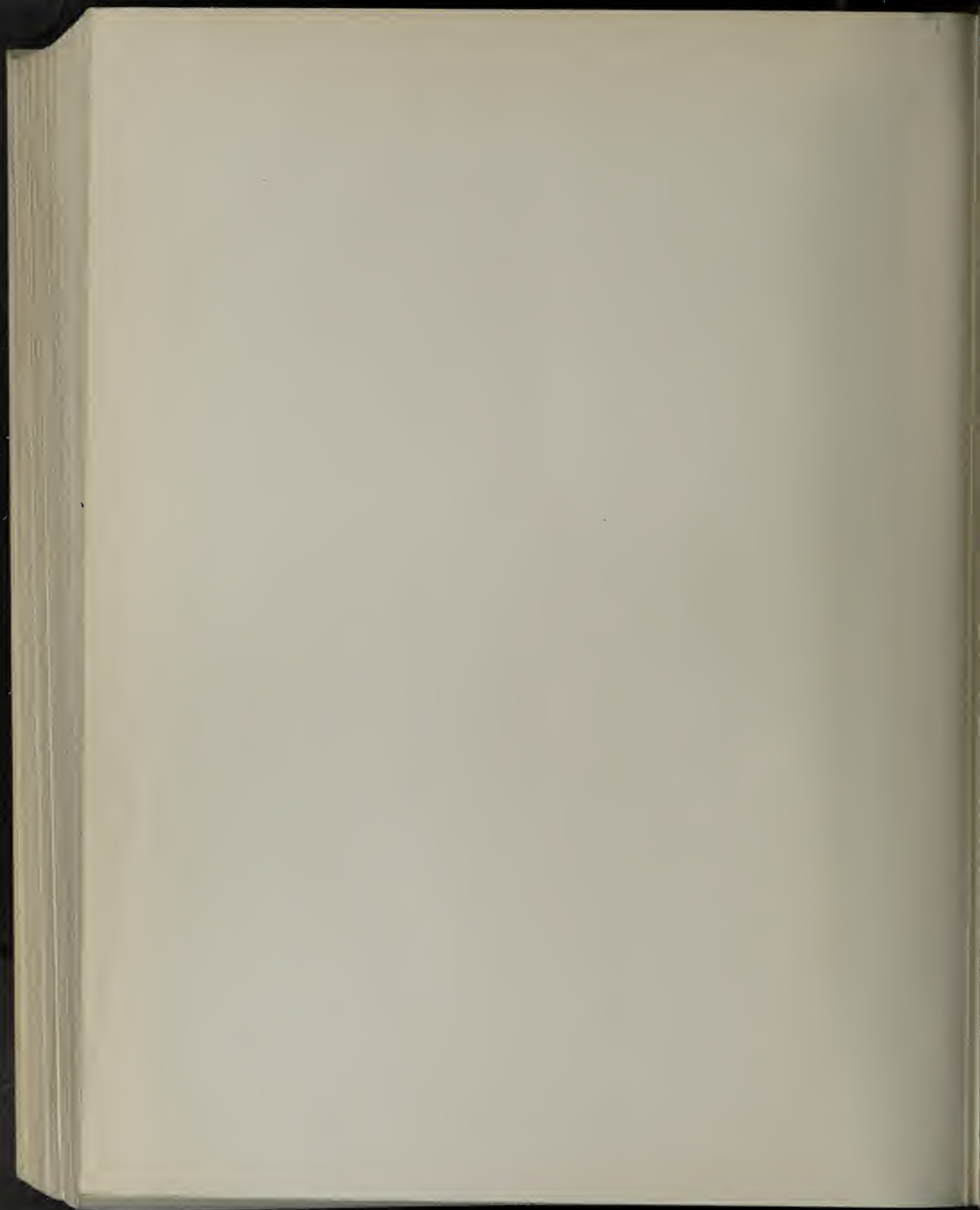
provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.





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